

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1577 750

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOUGLAS H. McCUEN & SHERRY B. McCUEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMERCIAL BANK OF HONEA PATH,
SOUTH CAROLINA

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twelve Thousand & no/100-----

-----Dollars \$12,000.00; due and payable
in 84 equal monthly installments of \$245.23, commencing one month from
the date hereof and each month thereafter until paid in full,

with interest thereon from date at the rate of 17 per centum per annum, to be paid monthly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown on a plat made by Carolina Surveying Company dated October 8, 1975, designated as that certain 0.32 acre strip, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of Road S 23-69, which railroad spike is 671.6 feet from the iron pin at the corner of property now or formerly of The Oxford Finance Companies and Ayers, and running thence N. 88-15 E., 405.1 feet to an iron pin; thence S. 40-27 W., 69.5 feet to an iron pin; thence with old lot line, N. 86-46 W., 361.3 feet to an iron pin in the center of said road, N. 2-56 E., 20 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, being more fully described as follows:

BEGINNING in the center of County Road No. S-23 at the joint corner pin of Mrs. Lillie Green and Marcia Corn and Aaron Corn property and following along the line of Marcia Corn and Aaron Corn property in an Easterly direction for a distance of 301 feet to a point; thence in a Northerly direction for 100 feet to a point; thence in a Westerly direction to center of County Road No. S-23; thence a distance of 100 feet to the point of beginning.

These being the same pieces of property conveyed to the Mortgagors by deed of Gordon R. Vinson, recorded August 13, 1982, in the RMC Office for Greenville County in Deed Book 1192, at Page 192.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 1.17 acres according to a plat prepared for the Mortgagors herein by James L. Strickland, RLS, dated June, 1976, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in or near the center of Daventon Church Road, which point is 841.6 feet west of the intersection of said road with Dunklin Bridge Road and running thence S. 10-30 E., 242.4 feet to an iron pin; thence S. 79-30 W., 210 feet to an iron pin; thence N. 10-30 W., 242.4 feet to a point in or near the center of Daventon Church Road; thence along said road N. 79-30 E., 210 feet to the point of beginning. OVER!

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

REC'D
AUG 13 1982 107

4.0001

10759

4328 RV-2