

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE - FILED

Mortgagee's address: P.O. Box 6807 Greenville, S.C. 29606

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO S.C.

MAR 7 2 34 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Elbert Meeks,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(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 Sixty-Nine Thousand Four Hundred Seventeen and 21/100----- Dollars (\$ 69,417.21 ) due and payable

per terms of Note of even date

with interest thereon from date at the rate of prime rate plus 2% per centum per annum, to be paid: per terms of note

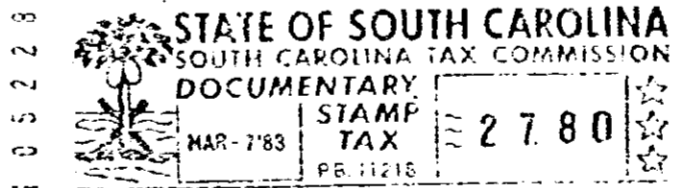
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes.

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, near and East of the City of Greenville, and being known and designated as Lot or Tract Number 18 of a subdivision known as Boiling Springs Estates, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book YY at Pages 14-15, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Phillips Road at the joint front corner of Lots 17 and 18 and running thence with the Northern side of Phillips Road S. 79-43 W. 225 feet to a point at the joint front corner of Lots 18 and 19; thence N. 10-17 W. 250 feet to a point at the joint rear corner of Lots 18 and 23; thence N. 79-43 E. 225 feet to a point at the joint rear corner of Lots 18 and 23; thence S. 10-17 E. 250 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagor by deed of Sherwin R. Swords, dated December 3, 1976, recorded December 8, 1976 in deed book 1047 at page 428.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

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