

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

William B. Long, S.P. 1285 PAGE 797
110 Main St. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
JUL 27 3 16 PM '73
SONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Elbert E. Sams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Greenville, 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 Seven Thousand, Five Hundred and Sixty and No/100-----
Dollars (\$ 7,560.00) due and payable

one year from date.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: in advance by way of discount

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, containing four (4) acres, more or less, lying and situated in Oaklawn Township, and being bounded by lands of W. T. Singleton, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a bridge spanning a branch; thence in a western direction 418 feet to iron pin; thence in a southern direction 418 feet thence in an eastern direction 418 feet to center of new road (Georgia Road); thence following center of said road in a northern direction 418 feet to the beginning corner.

This being the identical property conveyed to E. E. Sams by deed recorded in Greenville County Deed Book 695 at page 109 and by deed of Lois Ann Moser Sams to be recorded herewith.



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 Mortgagee 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 whosoever lawfully claiming the same or any part thereof.

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