

MORTGAGE OF REAL ESTATE—Office of Wyche, Bugess, Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert W. Stewart, Jr.

(hereinafter referred to as Mortgagor) SEND (S) GREETING.

WHEREAS, the 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

One Hundred Forty Thousand & No/100 DOLLARS (\$ 140,000.00) with interest thereon from date at the rate of / ~~XXXXXXXXXXXX~~ said principal and interest to be repaid as follows: indicated in said note

The principal balance with interest only at the rate of 10% per annum payable quarterly with the first of such quarterly interest payment being due and payable on January 1, 1976, and commencing on May 1, 1976, payable in monthly principal installments of \$140.00 plus interest at the 1-1/2% above prime with the principal balance due and payable on May 1, 1981.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL those pieces, parcels or lots of land located in the City of Greenville, State of South Carolina, in Washington Park as shown on a survey entitled "Washington Park" prepared by Enwright Associates, Inc., dated November 5, 1973, revised August 1, 1974, recorded in the R.M.C. Office of Greenville County in Plat Book 4X at Page 92, being lots no. 7 and 8 in said Washington Park, and having, according to said survey, the following metes and bounds:

Lot No. 7

BEGINNING at an iron pin located on the northern side of the right-of-way of Nash Street, a joint corner of Lots 6 and 7, thence N. 02-02 E. 51.07 feet to an iron pin; thence N. 35-33 E. 92.0 feet to an iron pin; thence along the southern boundary of Lot No. 4, S. 54-27 E. 36.5 feet to an iron pin; thence along the joint corner of the boundary of Lots Nos. 7 and 8, S. 35-33 W. 92.0 feet to an iron pin; thence S. 54-16 E. 53.56 feet to an iron pin and said right-of-way of Nash Street; thence continuing along said right-of-way N. 88-53 W. 75.0 feet to an iron pin, the point of beginning.

Lot No. 8

BEGINNING at an iron pin located on the northern side of the right-of-way of Nash Street, a joint corner of Lots 7 and 8, thence N. 54-16 W. 53.56 feet to an iron pin; thence N. 35-33 E. 92.0 feet to an iron pin; thence along the southern boundary of Lot No. 4, S. 54-27 E. 64.5 feet to an iron pin; thence S. 16-17 E. 70.92 feet to an iron pin; thence along the curve of said right-of-way having an arc radius of 40.0 feet, an arc distance of 15.0 feet to an iron pin; thence N. 88-53 W. 67.56 feet to an iron pin, the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

8
0
0
0

4329 RV-21