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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DUNNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, STEVEN M. SHERMAN & GERRI H. SHERMAN,

(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 SEVEN THOUSAND TWO HUNDRED SEVEN AND 20/100-----

Dollars \$ 7,207.20 due and payable

\$120.12 per month for 60 months with the first payment to be December 15, 1976,

with interest thereon from _____ date _____ annual percentage at the rate of 12% per centum per annum, to be paid: monthly

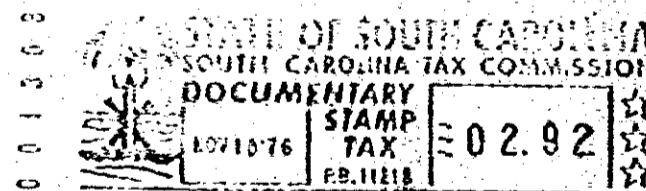
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being known and designated as Tract No. 10 containing 5.64 acres according to a plat of Cherokee Estates made by Wolfe & Huskey, Inc. as revised November 2, 1976, and having according to said revised plat the following metes and bounds, to wit:

BEGINNING at iron pin on Scenic S. C. Highway No. 11 at the joint front corner of Tracts Nos. 9 and 10 and running thence along said Scenic Highway S. 63-55 E. 400 feet to iron pin; thence continuing with said Highway S. 67-10 E. 160 feet to iron pin, joint front corner of Tracts 10 and 11; running thence along joint line of Tracts 10 and 11, S. 02-31 W. 373.9 feet to iron pin at edge of lake; thence with the lake as the line the following courses and distances: S. 87-58 W. 43.4 feet, S. 88-43 W. 100 feet, N. 79-41 W. 100 feet, S. 85-04 W. 100 feet, N. 79-07 W. 100 feet, N. 44-58 W. 107.7 feet, N. 02-52 E. 165 feet, N. 02-52 E. 348 feet to iron pin on Scenic Highway No. 11, the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Becky-Don, Inc. of even date herewith recorded in the RMC Office for Greenville County.



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 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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