

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Dec 1 5 00 PM '76  
DANNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frank K. Bridwell and Mary C. Bridwell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, a South Carolina Corporation with its principal office in the County of Greenville, State of 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 Sixteen Thousand Three Hundred Eighty-three and

No/100-----Dollars (\$ 16,383.00 ) due and payable

May 29, 1977

with interest thereon from date at the rate of nine per centum per annum, to be paid: at maturity

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, Township of Oaklawn, containing 54.62 acres, more or less, and being shown and designated as Tracts No. 12 and 12 B on property of Nellie K. Hopkins Estate by Bakkum-DeLoach & Associates, dated October 5, 1976, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 5X, at Pages 31 and 32, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Alverson Road, joint front corner of Tracts 11 and 12, and running along the line of Tract 11, N. 42-18 E. 2524.63 feet, crossing the right of way of Piedmont Natural Gas Company, Incorporated, to an iron pin on the edge of Hopkins Lake; thence continuing along the line of Tract 11 and through said lake, N. 29-53 E. 499.1 feet to an iron pin in said lake, joint rear corner of Tracts 12, 15 and 14; thence along the rear line of Tracts 14 and 13, S. 51-00 E. 487.8 feet to a point in the line of Tract 13, which point is in Bakers Creek and also in the north face of the dam maintained by the Greenville County Soil Conservation District; thence down the meanderings of Bakers Creek through the dam, (the tie line of which is S. 01-49 E. 890.64 feet) to an iron pin, corner of property now or formerly of C. G. Gunter; thence S. 28-51 W. 1020 feet, again crossing the right of way of Piedmont Natural Gas Company, Incorporated, to an iron pin; thence N. 62-57 W. 660.77 feet to an iron pin; thence S. 28-23 W. 561.68 feet to an iron pin; thence S. 85-16W. 881.2 feet to an iron pin on the north side of Alverson Road; thence along the north side of Alverson Road, N. 66-12 W. 141.5 feet to an iron pin, the beginning corner.

The within property is the same property conveyed to the mortgagors herein by that certain deed of John Drayton Hopkins and Julian Pelham Hopkins of even date herewith and which said deed is being filed simultaneously with this instrument in the R.M.C. Office for Greenville County, South Carolina.

DOCUMENTARY  
STATE TAX  
06.56

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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