

Mortgagor Address: 416 East North St., Greenville S.C.

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. 1989 01

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANNER SLET  
R.M.C.

WHEREAS, I, Joseph E. Major

(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 Thirteen Thousand Five Hundred and No/100ths

Dollars (\$13,500.00) due and payable

six (6) months from date hereof.

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, the Mortgagee's heirs, 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, on the southern side of Brookside Way in the subdivision known as Marshall Forest, having according to a recent plat of this parcel, which is recorded at Plat Book 52, page 57, in the RMC Office for Greenville County, South Carolina, prepared by Freeland and Associates, R.L.S., the following metes and bounds, to-wit:

BEGINNING on the southern side of Brookside Way, approximately 405 feet more or less in a southeastern direction from the intersection of Sylvan Drive and Brookside Way, at the corner of property formerly owned by Iverson O. Brownell, Jr. and running thence along the line of Brookside Way, N. 78-46 E. 105.5 feet to an iron pin; thence still along Brookside Way, N. 66-28 E. 79.6 feet to an old iron pin at the joint corner of property now or formerly owned by Jane P. Bessinger; thence along said joint line of property now or formerly owned by Jane P. Bessinger, S. 15-21 E. 193.4 feet to an old iron pin; thence S. 67-32 W. 174.3 feet to an iron pin; thence S. 65-47 W. 52.7 feet to an iron pin; thence along the line of property formerly owned by Iverson O. Brownell, Jr., N. 05-04 W. 221.6 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Iverson O. Brownell, Jr., dated February 10, 1977, and recorded herewith in the RMC Office for Greenville County, S. C.

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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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