

Box 6807, Greenville, S. C. 29606

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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, John G. Cheros and W. N. Leslie

(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 Two Hundred Five Thousand and no/100-----

----- Dollars (\$ 205,000.00-) due and payable

Due and payable in monthly installments of \$1,844.45 per month beginning November 1, 1977, and on the first day of each month thereafter for an additional 119 months, with the full balance due and payable ten years from date.

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

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

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, as is more fully shown on a survey for V-2, Inc., dated December 3, 1976, revised December 8, 1976, revised April 1, 1977, prepared by Carolina Surveying Co., and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Wade Hampton Blvd., U. S. Highway 29, which beginning point is located S. 43-08 W. 21.4 feet, N. 46-52 W. 25 feet and S. 43-08 W. 3.6 feet from the corner of property of Wade Hampton Garden Center and running thence with the northwestern side of the right of way of Wade Hampton Blvd., U. S. Highway 29, S. 43-08 W. 169.5 feet to an iron pin near a creek, which creek is the property line, running thence with the creek as the line, the traverse lines of which are N. 52-11 W. 110.1 feet and N. 40-58 W. 100.8 feet to an iron pin, and running thence along other property of Lawrence E. McNair, N. 43-08 E. 165.6 feet to an iron pin; running thence still with property of McNair, S. 47-53 E. 210 feet to the point of beginning, containing 0.864 acres and 37,645 square feet.

Being the same property conveyed by V-2, Inc., a Kentucky Corporation, by deed recorded September 12, 1977.

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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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