

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 12 12 51 PM '78
JONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, we, MURRAY GOODMAN and EDNA ANN GOODMAN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK, Greenville, 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 Seventy Five Thousand and No/100 -----
----- Dollars (\$75,000.00) due and payable on or before October 31, 1978 with interest thereon from May 11, 1978,

~~at the rate of Nine (9) per centum per annum, to be paid: semi-annually.~~
at the rate of Nine (9) per centum per annum, to be paid: semi-annually.

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:

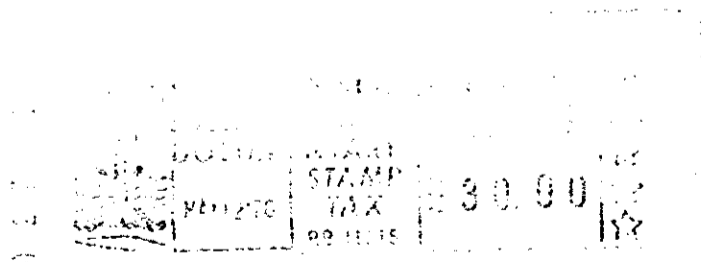
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the Northeasterly side of Strathmore Drive, in the County of Greenville, State of South Carolina, being shown and designated as Tract #4 on plat of "Strathmore", prepared by Campbell & Clarkson Surveyors, Inc., dated December 14, 1971, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 4N, at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at joint corner of Tracts 3 and 4 on the North-eastern side of Strathmore Drive, and thence with the joint line of said tracts, N. 66-48 E., 205.8 feet to an iron pin, which iron pin is 20 feet[±] Southwest of the center of Brushy Creek; thence along the center of Brushy Creek as the line, the traverse line of which is N. 6-21 W., 304.95 feet to an iron pin; thence continuing with the center of Brushy Creek as the line, the traverse line of which is N. 19-01 W., 390 feet to an iron pin, at joint rear corner of tracts 4 and 5, which iron pin is 50 feet South-west of the center point of Brushy Creek; thence along the joint line of the said tracts, S. 17-22 W., 614 feet to an iron pin on the Northeasterly side of Strathmore Drive at joint front corner of Tracts 4 and 5; thence along said Strathmore Drive on an angle, the chord of which is S. 51-19 E., 125.6 feet to an iron pin; thence further along said Strathmore Drive on an angle, the chord of which is S. 32-48 E., 105.1 feet to an iron pin at joint corner of Tracts 3 and 4, the point of beginning.

The above described property is the same conveyed to the mortgagors jointly by deed of Janice F. Gilmore and Mae Belle Esco Fant, dated March 8, 1978, recorded in the R. M. C. Office for Greenville County, S. C., on March 8, 1978, in Deed Volume 1074, at Page 949.

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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 ail 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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