

East North Street
P. O. Box 6807
Greenville, S. C.

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Horace O. Smith

(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 Four Thousand Five Hundred Ninety Two and 40/100

Dollars (\$ 4,592.40) due and payable

in accordance with the terms contained in a Promissory Note executed herewith

with interest thereon from at the rate of 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:

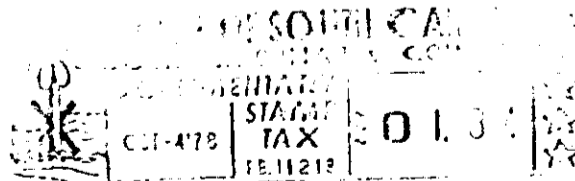
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Greenville, on the Eastern side of U.S. Highway 25 and on the Southern side of Old Georgia Road, being shown as Lots Nos. 2, 3, 4, and 6, on a plat of the property of W. C. Kilpatrick dated September, 1949, prepared by W. J. Riddle and recorded in Plat Book 10, at Page 209, in the R.M.C. Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way line of U.S. Highway 25, said iron pin being at the Western front corner of Lot No. 2 and property, now or formerly belonging to Mrs. Dora Middleton, and running thence with the right-of-way of U.S. Highway 25 in a Northerly direction, 200 feet, more or less, to an iron pin at the Southeastern corner of the intersection of U. S. Highway 25 and Old Georgia Road; thence N. 69-55 E. 270 feet, more or less, to an iron pin at the joint front corner of Lots Nos. 4 and 5; thence with Lot No. 5, S. 28-22 E. 179.8 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence with the rear line of Lot No. 5, N. 76-58 E. 78.5 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence with Lot No. 5, N. 22-30 W. 177 feet to an iron pin at the Southern side of Old Georgia Road; thence with said Road, N. 77-10 E. 100 feet to an iron pin at the joint front corner of Lots Nos. 6 and 7; thence with Lot No. 7, S. 15-30 E. 173 feet to an iron pin at the joint rear corner of Lots Nos. 6 and 7; thence with the rear line of Lot No. 7, N. 76-58 E. 78.5 feet to a stone at the corner of property, now or formerly belonging to W. D. Bennett; thence with the Bennett property N. 84-30 E. 262.5 feet to a stone with the Bennett property; thence S. 32-25 W. 787 feet to an iron pin in the line of property now or formerly belonging to Mrs. Dora Middleton; thence with the Middleton property, N. 42-06 W. 831.5 feet to the point of BEGINNING, and containing 7.5 acres, more or less."

LESS, HOWEVER, Lot No. 6 and portions of Lots Nos. 2, 3 and 4, previously conveyed to Gladys Perkind by Deed recorded in Deed Book 1038, at Page 712.

Being the identical property conveyed to Mortgagor by Deed of Tanglewood Baptist Church dated June 21, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1081, at Page 841, on the 23rd day of June, 1978.



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 such 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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