

Mortgagee's Address: P. O. Box 6807, Greenville, S. C. 29606

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, N. DAVID EVANS AND JANE G. EVANS
DONNIE S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK AND TRUST COMPANY

(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

Ten Thousand Two Hundred Forty-Six and 08/100

Dollars (\$ 10,246.08) due and payable

according to the terms of the Promissory Note of even date herewith,

with interest thereon from date at the rate of 14% per centum per annum, to be paid monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 PARCEL OF LAND SITUATE IN GREENVILLE COUNTY, SOUTH CAROLINA, BEING~~
in the State of South Carolina, County of

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 25, of CROFTSTONE ACRES, Block G, as shown on a recorded plat in the Greenville County R.M.C. Office in Plat Book Y, at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Brentwood Drive with the joint front corner of Lots Nos. 25 and 26, and running thence S. 31-39 E. 137.9 feet; thence along the rear of Lot No. 25 N. 59-42 E. approximately 100 feet; thence N. 24-48 E. 40.8 feet; thence with the joint line of Lots Nos. 24 and 25 N. 65-57 W. 150.7 feet to a point on the south side of Brentwood Drive; thence along the southeastern side of Brentwood Drive S. 48-35 W. 50 feet to the point of beginning.

This is the same property acquired by Mortgagors herein by deed of Harold Kenneth Davis and Dorothy Ramsey Davis, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 921, at Page 79 on July 23, 1971.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA COMMISSION
DOCUMENTS
STAMP
TAX \$ 0.412

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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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