

MARCHBANKS, CHAPMAN, BROWN & HARTER, P.L.C., 111 TOY STREET, GREENVILLE, S. C. 29603
MORTGAGE OF REAL ESTATE

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BOOK 1492 PAGE 518

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

DONNIE S. YANNEY, MORTGAGEE OF REAL ESTATE
R.H.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD A. ALMEIDA AND MARGARET A. ALMEIDA

(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 Twenty One Thousand One Hundred One and 76/100 -----
-----Dollars (\$ 21,101.76) due and payable

according to the terms as set forth in promissory note bearing
even date 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:

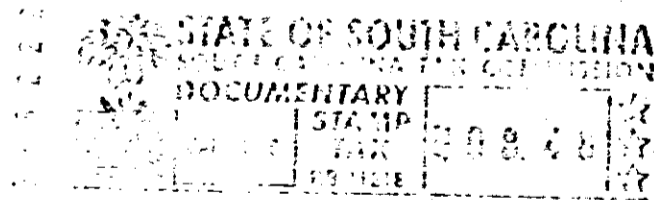
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as Lot 91 on Plat of Subdivision of Heritage Hills recorded in the RMC Office for Greenville County in Plat Book YY at Page 187 and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Butler Springs Road and running thence with the Western side of said Road, N. 13-30 E. 115 feet to an iron pin; thence N. 76-30 W. 130 feet to an iron pin; corner Lot 89; thence with the line of said Lot, S. 49-24 W. 60.9 feet to an iron pin, corner of Lot 93; thence with the line of said Lot, S. 4-25 W. 66.8 feet to an iron pin, corner Lot 92; thence with the line of said Lot, S. 76-30 E. 155 feet to the point of beginning.

This being the same property acquired by the Mortgagors herein by deed of Lester R. Hannibal and Marie N. Hannibal recorded June 24, 1970 in Deed Book 892 at Page 595 in the RMC Office for Greenville County.

Mortgagee's Mailing Address: 416 East North St., Greenville, S.C. 29601

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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 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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