

MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE -

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

JUN 15 3 56 PM '80

MORTGAGE OF REAL ESTATE

BOOK 1501 PAGE 957

W. W. WERSLEY, ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagee's Address: Post Office Box 6807
Greenville, SC 29606

WHEREAS, Ealy Adams

(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 Twelve thousand twenty-six and 40/100ths (\$12,026.40)-----

-----Dollars (\$12,026.40) due and payable

in equal monthly installments of One hundred and 22/100ths (\$100.22) Dollars beginning June 1, 1980, and continuing on the first day of each month until paid in full, payments including

interest thereon from date at the rate of 18% 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 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 Mortgagee 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, near Five Forks, East of Simpsonville, South Carolina, and described as following: BEGINNING at an iron pin in the center of county road at the joint South corner of Lucy Adams and Pierce Verdin and running thence along the center of said road North 65-33 E. 34.4 feet to an iron pin; thence South 39-50 East 193 feet to an iron pin on side of road; thence in same direction 199.8 feet to an iron pin; thence South 50-31 West 210 feet to an iron pin; thence North 39-29 West 210 feet to an iron pin in center of road; thence along center of said road North 50-31 East 175.8 feet to the point of beginning.

The foregoing land was conveyed to mortgagor by deed of Lucy Adams, April 15, 1955, recorded in the R. M. C. office for County and State aforesaid in Deed Book 524 at page 472.

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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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