

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
25 PM '80

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

WHEREAS, JAMES P. PERRY AND SHIRLEY R. PERRY

(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 SEVEN THOUSAND SIX HUNDRED ONE AND 76/100-----

----- Dollars (\$ 7,601.76) due and payable

IN equal monthly installments of Two Hundred Eleven and 16/100 (\$211.16) Dollars per month beginning September 1, 1980 and continuing monthly until paid in full.

16.00% APR

with interest thereon from July 31, 1980 at the rate of ~~PERCENTAGE~~ per annum, to be paid: AS SET OUT ABOVE

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

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, on the northern side of Crowdale Drive, being shown and designated as Lot No. 102 on Plat of Gray Fox Run made by C. O. Riddle, RLS, on November 6, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 9 and revised March 4, 1976, said revised plat being recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Crowdale Drive at the joint front corner of Lots 101 and 102 and running thence along said Drive, N. 87-24 W. 108.2 feet to a point in the center of said Drive and Strange Road; thence N. 41-26 W. 34.7 feet to an iron pin on the eastern side of Strange Road; thence along said Road, N. 4-32 E. 125.1 feet to an iron pin; thence S. 87-24 E. 128.2 feet to an iron pin at the joint rear corner of Lots 101 and 102; thence along the common line of said Lots, S. 2-36 W. 150 feet to an iron pin, the point of beginning.

Derivation Deed Book 1086, Page 816 - Threatt Enterprises, Inc.
9/6/78

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 Mortgagee 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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