

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S.C.  
12 40 PM '80  
ANNERSLEY  
M.C.

MORTGAGE OF REAL ESTATE

BOOK 1509 PAGE 510

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Stanley M. and Barbara Buchanan

(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

One Hundred Eighteen Thousand and no/100ths----- Dollars (\$118,000.00 ) due and payable

with interest thereon from even date at the rate of prime + 1/4 per centum per annum, to be paid: interest payable quarterly with entire balance due one year from date.

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, town of Mauldin, and being shown and designated as Lots 123, 124, and 138 on a plat of property entitled "Montclair, Section V," prepared by Carolina Surveying Company and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6H, Page 26, reference to said plat being craved for a more particular metes and bounds description of said lots.

DERIVATION: This being the same property conveyed to Mortgagor herein by deeds of the Old South Land and Investment Co. as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1130, Page 279, on August 1, 1980 and by deed of Southern Holding Company Inc. of Greenville as recorded in Deed Book 1130, Page 270, on August 1, 1980.

THE above described lots bear the block book references as follows:

- Lot 123--290-1-96
- Lot 124--290-1-97
- Lot 138--290-1-103

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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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