

MORTGAGE OF REAL ESTATE -

BOOK 1522 PAGE 310

FILED CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 32 AM '80

MORTGAGE OF REAL ESTATE

JOHN H. HANNERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, We, Earl R. Arnett and Linda L. Arnett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank of 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 Fifteen Thousand and 00/ 100 ----- Dollars (\$15,000.00) due and payable on the 27th day of January, 1981

with interest thereon from October 28, 1980 at the rate of 16.22% APR per centum per annum, to be paid: January 27, 1981

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 the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the northern side of Azalea Court and being known and designated as Lot No. 23 on a plat of the Pleasantburg Forrest Subdivision, recorded in the RMC Office for Greenville County in Plat Book GG at Page 163, and having such metes and bounds as shown thereon, reference to such plat being made for a more complete description.

This mortgage is subject to all restrictions recorded in Deed Book 573 at page 427 and to all setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property which the mortgagors herein received by general warranty deed of Constance K. Dial on November 21, 1976 and recorded in Deed Book 1047 at page 383 in the Greenville County RMC Office.
Grantor's address is 223 Azalea Court, Greenville, South Carolina.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
96.00

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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