

MORTGAGE OF REAL ESTATE -
Mortgagors' Address: P. O. Box 4438
STATE OF SOUTH CAROLINA Greenville, S.C. 29608
COUNTY OF GREENVILLE

Please Mail to:
Donald L. Van Riper, Atty.
Suite 8, 700 E. North St.
Greenville, S. C. 29601

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

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TINNERSLEY
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WHEREAS, James L. Wynn and Alice V. Wynn

(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

Forty-Five Thousand and 00/100-----Dollars (\$45,000.00) due and payable

in sixty (60) monthly installments of One Thousand One Hundred Two Dollars and Seventy-Four Cents (\$1,102.74) each, commencing on May 20, 1981, and continuing monthly thereafter.

with interest thereon from March 12, 1981 the rate of seventeen 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 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 tract of land situate, lying and being on the Northwestern side of Camp Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the Northeastern 1.5 feet of Lot No. 10, Lots Nos. 11, 12, 13, 14, 15, 16, 17, and a .5 foot strip of Lot No. 18, together with that portion of a fifty (50') foot strip lying to the rear of the portions of Lots No. 10-17 inclusive, herein conveyed, as shown on plat of property of Taft Enterprises, Inc., dated October, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book TT, at Page 65, and having, according to said plat the following metes and bounds;

BEGINNING at an iron pin on the Northwestern edge of a right of way for Camp Road which iron pin is located 300 feet in a Northeasterly direction from the joint corner of the premises more particularly shown on plat prepared by C. O. Riddle, dated May 30, 1966, entitled "Property of B. Frank Thackston, Eugene Bryant and Andrew B. Marion", and property now or formerly of Shriners Hospital, and running thence a new line through Lot No. 10, 1.5 feet to a Southwesterly direction from the joint front corner of Lots Nos. 10 and 11, N. 51-40 W. 251.5 feet to a point on the Northwestern edge of a fifty (50') foot strip as designated on said plat; thence N. 24-28 E. 176.5 feet to an iron pin; thence S. 51-40 W. 51.5 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; thence N. 24-28 E. 6 inches to a point; thence a new line through Lot No. 18, S. 51-40 E. 200 feet, more or less, to a point in the Northwestern edge of the right of way of Camp Road; thence with the Northwestern edge of the right of way of Camp Road, S. 24-28 W. 177 feet to the point of beginning. (Camp Road is also known as Rutherford Road)

This is the same property conveyed to the Mortgagors herein by deed from B. Frank Thackston, Harriett P. Bryant and Andrew B. Marion, by deed dated March 2, 1978, as recorded in the R.M.C. Office of Greenville County, in Volume 1074, at Page 595.

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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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