

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 23 11 00 AM '81
SONNENBANKERSLEY
R.M.C.

REG. 1535 REC 779

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARY FRANCES GUIBLE,

(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

TEN THOUSAND ONE HUNDRED SIXTY DOLLARS AND NO/100-Dollars (\$ 10,160.00) due and payable

IN AGREEMENT WITH TERMS OF NOTE OF EVEN DATE HEREWITH

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, Greenville Township, being known and designated as Lot No. 14, of the West Boulevard property of I. Saul according to plat thereof prepared by R. E. Dalton, dated August, 1924, and recorded in the R.M.C. Office for Greenville County in Plat Book "F". at Page 246, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Boulevard, joint front corner of Lots Nos. 12 and 14 and running thence along the joint line of said Lots, N. 10-15 W. 154.1 feet to an iron pin; joint rear corner of Lots 13 and 15; thence along the rear line of Lot 15, S. 78-50 W. 60 feet to an iron pin at the rear corner of Lot 17; thence along the line of Lot 16, S. 10-15 E. 154.9 feet to an iron pin on the northern side of West Boulevard, joint front corner of Lots 14 and 16; thence along the northern side of West Boulevard, N. 78-05 E. 60 feet to the beginning corner.

THIS is the same property conveyed to the mortgagor herein by deed Robert J. Guible, Jr., dated July 27, 1979, and recorded July 31, 1981, in the R.M.C. Office for Greenville County in Deed Book 1108 at Page 213.

Mortgagor's Address
14 West Boulevard
Greenville, S. C.

5070 --- 1 M2381 457

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 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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