

MORTGAGE OF REAL ESTATE—^{FILED} Offices of ^{W.C.S.C.} Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

2 16 PM '81
BANKERSLEY

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

BOOK 1541 PAGE 183

WHEREAS, WILLIAM C. HUFFMAN AND BETTY E. HUFFMAN

(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 Seventy-Five Thousand and No/100ths-----

Dollars (\$ 75,000.00) due and payable

in 120 equal monthly installments of One Thousand Two Hundred Thirty-Three and 07/100ths (\$1,233.07) Dollars each commencing on the 13th day of June, 1981, and continuing on the same day of each successive month thereafter until paid in full

with interest thereon from _____ date at the rate of 15 1/2 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, the Mortgagee's heirs, successors and assigns:

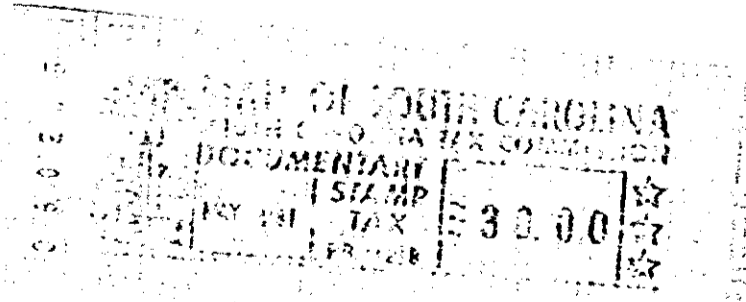
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the northern side of Galax Court and on the eastern side of Green Valley Drive, being shown and designated as Lot No. 24 on a plat of Green Valley Estates by Piedmont Engineering Service, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Pages 2 and 3, and having, according to a more recent plat entitled "Property of William C. Huffman" by Carolina Surveying Co. dated April 23, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 24 and 25, said iron pin being located on the northern edge of Galax Court and running thence with the northern side of Galax Court S. 70-51 W. 120 feet to an old iron pin; thence still with Galax Court S. 24-28 W. 100 feet to an iron pin; thence with the intersection of Galax Court, the chord of which is N. 60-56 W. 42.6 feet to an iron pin; thence N. 16-20 W. 70 feet to an iron pin; thence N. 27-09 W. 100 feet to an iron pin in line of property shown as "Club House"; thence with the line of property shown as "Club House" N. 47-32 E. 218 feet to an old iron pin at the joint rear corner of Lots Nos. 24 and 25; thence with the line of Lot No. 25 S. 30-26 E. 300 feet to an old iron pin on the northern edge of Galax Court, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Bankers Trust of South Carolina, said deed being dated of even date herewith and recorded in the R.M.C. Office for Greenville County in Deed Book 1148 at Page 70.

The borrowers reserve the right to prepay the within indebtedness in whole or in part at any time without penalty.

RECORDED
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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 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 is 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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