

MORTGAGE OF REAL ESTATE

BOOK 1542 PAGE 581

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE

OFFICE OF THE CLERK

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED 3 31 PM '81

COMMUNITY BANK

WHEREAS, Russ A. Cassell and Robbie B. Cassell

(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 Seven Thousand Ninety and no/100

Dollars (\$ 7,090.00) due and payable

in 72 monthly payments in the amount of One Hundred Sixty-Two and fifty-one/100 (\$162.51) Dollars commencing on July 1, 1981.

with interest thereon from said date at the rate of 18% 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 lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 27 on plat of Russ A. Cassell and Robbie B. Cassell, prepared by Arbor Engineering, Inc. dated March 26, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-U at Page 60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Ruby Drive, which iron pin is located 699 feet from the intersection of Ruby Drive and Old Buncombe Road, at the joint front corner of Lots 26 and 27 and running thence with the joint line of said lots, S. 7-23 W. 149.32 feet to an iron pin; thence with rear line of Lot 27, N. 83-04 W. 100 feet to an old iron pin; thence N. 4-25 W. 102.34 feet to an old iron pin on the southern side of Ruby Drive; thence with the southern side of Ruby Drive the following courses and distances, to-wit: N. 58-16 E. 18.70 feet to an old iron pin; thence N. 68-08 E. 57.41 feet to an iron pin; thence N. 87-14 E. 57.23 feet to the point of BEGINNING.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from Sheila D. Darnell Waldrop recorded in Deed Book 1119 at Page 427 on March 31, 1980 in the RMC Office for Greenville County, South Carolina.

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Community Bank
P. O. Box 5340
Greenville, South Carolina 29606

RECORDED
OFFICE OF THE CLERK
GREENVILLE, SOUTH CAROLINA
MARCH 31 1981

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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