

FILED
GREENVILLE CO. S.C.

LONG, BLACK & GASTON

BOOK 1543 PAGE 213

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 11 11 53 AM '81
JONN... BERSLEY
R.M.C.

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

WHEREAS, CHARLES F. DURHAM, JR. AND DEBORAH L. DURHAM

(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

TWENTY THREE THOUSAND TWO HUNDRED TWENTY & 60/100 Dollars (\$ 23,220.60) due and payable
IN ACORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH FOR WHICH
THIS MORTGAGE STANDS AS SECURITY

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, city of Mauldin, and being on the Eastern side of McSwain Drive, being known and designated as Lot No. 97, as shown on a plat of Burdette Estates prepared by Dalton & Neves, Engineers, dated February 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X, at Page 60, said plat being referred to for a more complete description thereof.

THIS is the same property conveyed to the Mortgagor's herein by deed of Rosamond Enterprises, Inc., dated May 29, 1979, and recorded May 29, 1979, in the R.M.C. Office for Greenville County in Deed Book 1103 at Page 534.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY STAMP \$00.32
JUN 11 1981

400 8 007
18451801

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.

RECORDED

4328 RV.2