

FILED  
GREENVILLE CO. S. C.  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } 1 02 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, NORMAN A. SIMARD AND SANDRA W. SIMARD

(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 SIX HUNDRED SIXTY-FIVE AND NO/100--

-----Dollars (\$10,665.00) due and payable  
IN SIXTY(60) equal monthly installments of One Hundred Seventy-Seven and 75/100 (\$177.75) Beginning on November 22, 1981 and continuing monthly until paid in full.

with interest thereon from October 23, 1981 the rate of 18% / ~~PERCENTAGE RATE TO BE PAID:~~ Annual percentage rate  
AS SET OUT ABOVE.

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:

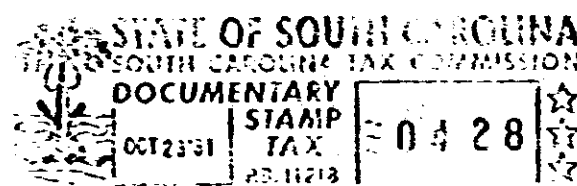
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that piece, parcel or lot of land, with the buildings and improvements thereon situate, lying and being on the North side of Don Drive, in the City of Greenville in Greenville County, South Carolina, being shown as Lot 10, on Plat of property of Donald E. Baltz, made by Dalton & Neves, Engineers, September 1951, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book Y, Page 46, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Don Drive at joint front corner of Lots 9 and 10, and running thence with the line of Lot 9, N. 32-07 E., 150 feet to an iron pin; thence N. 57-55 W., 197.3 feet to an iron pin; thence S. 1-30 E., 188.4 feet to an iron pin on the North side of Don Drive; thence with Don Drive, S. 62-11 E., 93 feet to the point of beginning.

Derivation: Deed Book 1090, Page 121 - William L. Traynham, II., and Dianne D. Traynham 10/17/78

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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 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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