

416 East North St, Greenville, South Carolina
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
SUNSHINE NOTARIES
BRYAN S. BRISLEY

1557 261

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert G. Britt and Beverly D. Britt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Greenville, South Carolina

(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

Ninty Four Thousand and 00/100**Dollars (\$94,000.00) due and payable

with interest thereon from even date at the rate of 16½ per centum per annum, to be paid as set forth in said note

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, containing approximately 1.15 acres, as shown on plats prepared for Milford D. Kelly by C. O. Riddle, RLS, dated August 27, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8W, Page 55, and Plat Book 8W, Page 56, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin in or near the center of Laurens Road (S.C. Hwy. 417) joint front corner with property now or formerly owned by the Church of God and running thence S 27-31 W 138 feet to an iron pin; thence S 45-08 W 140.8 feet to an iron pin; thence with property now or formerly owned by Kelly N 52-53 W 73.48 feet to an iron pin; thence continuing with the line of Kelly N 62-28 W 85 feet to an iron pin; thence with the common line of property of Mauldin Auto Parts N 27-32 E 260 feet to an iron pin; thence with Laurens Road (S.C. Hwy. 417) S 62-28 E 200 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Milford D. Kelly, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1157, Page 994, on November 9, 1981.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
NOV 17 1981

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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 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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