

MAR 24 4 19 PM '82

BOOK 1566 PAGE 421

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED BY
R.M.C.

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

WHEREAS, WESCO, INC.

(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

FIFTY-FIVE THOUSAND EIGHT HUNDRED
ON DEMAND

Dollars (\$55,800.00) due and payable

with interest thereon from Date at the rate of 17.5% 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

ALL that certain piece, parcel, or lots of land, situate, lying and being on the eastern side of Nash Street, Greenville County, South Carolina, being shown and designated as Lots 25 and 26 on a Plat of EAST PARK, recorded in the RMC Office for Greenville County in Plat Book A, at Page 383, and having, according to a more recent survey by Freeland & Associates, dated November 3, 1980, entitled "Property of Philip N. Simmons", the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Nash Street, joint front corner of Lots 26 and 4, and running thence with the line of Lot 26, N 72-45 E, 200.0 feet to an iron pin; thence with the rear line of Lot 26, S 12-15 W, 123.0 feet to an iron pin; thence with the rear line of Lot 25, S 43-15 W, 71.0 feet to an iron pin; joint rear corner of Lots 24 and 25; thence with the common line of said Lots, N 80-58 W, 156.5 feet to an iron pin on the eastern side of Nash Street; thence with Nash Street, N 23-30 E, 96.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Philip N. Simmons, dated March 24, 1982, to be recorded simultaneously herewith.

Community Bank
P. O. Box 5340
Greenville, SC 29602

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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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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