

LONG, BLACK & GASTON 1571 22860

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S.C.  
JUN 12 1982  
PH '82  
SUN  
WINDSOR

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

WHEREAS, PAUL A. WINDSOR AND CAROLINE J. WINDSOR

(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

TWELVE THOUSAND ONE HUNDRED FIFTY DOLLARS AND NO/100ths (\$ 12,150.00 ) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH  
FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from date at the rate of 18.00 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, on the southern side of Forestdale being shown and designated as Lot 61 on a plat of Forestdale Heights, recorded in the RMC Office for Greenville County in Plat Book KK, at Page 199, and having, according to a more recent survey by Richard Wooten Land Surveying Co., dated January 26, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Forestdale Drive, joint front corner of Lots 60 and 61, and running thence with the common line of said Lots, S. 04-31 W. 197.2 feet to a point; thence N. 85-45 W, 70.0 feet to an iron pin; thence with the common line of Lots 61 and 62, N. 04-31 E. 197.6 feet to an iron pin on the southern side of Forestdale Drive; thence with said Drive, S. 85-29 E. 70.0 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the Mortgagor's herein by deed of C. Randall Crow and Nancy D. Crowe, dated January 27, 1978, and recorded in the RMC Office for Greenville County in Deed Book 1072 at Page 734.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 85.00

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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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