

MORTGAGE OF REAL ESTATE

C. S. C.

BOOK 1572 PAGE 28

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

06-13 PM '82

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SARA E. LEWIS

(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

Five Thousand and no/100

Dollars (\$ 5,000.00) due and payable

with interest thereon from 7-15-82 at the rate of 18% per centum per annum, to be paid: December 15, 1984

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, known and designated as Lot No. 13 in Block A of the subdivision known as Augusta Court, as shown on a plat of record in the R.M.C. Office for Greenville County in Plat Book "F" at Page 124, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Augusta Court, joint corner of Lots Nos. 12 and 13, and running thence N. 52-03 E. 190 East feet to an iron pin in line of Lot No. 9; thence with the line of Lot No. 9, N. 37-57 W. 58.7 feet to an iron pin; thence S. 55-30 W. 192.1 feet to an iron pin on Augusta Court; thence with Augusta Court, S. 39-33 E. 70 feet to the point of beginning.

This is the same property conveyed unto the Mortgagor herein by deed of Coy A. Lewis, Jr., dated October 4, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 1112 at page 984.

This is also the same property conveyed unto the Mortgagor herein by deed of Weyman H. Dodson, dated May 31, 1963, and recorded in the R.M.C. Office for Greenville County in Deed Book 724 at page 205.

This is also the same property conveyed unto the Mortgagor herein by deed of Coy E. Lewis, dated June 8, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1059 at page 133.

RECORDED
--- JUN 7 82 1120

RECORDED
DOCUMENTARY
\$ 2.00
JUN 7 1982

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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