

MORTGAGE OF REAL ESTATE Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C. 300 1573 PAGE 802

STATE OF SOUTH CAROLINA 3:27 PM '82
COUNTY OF Greenville BERSLEY

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

WHEREAS, I, Margaret L. Casteel,

(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 One Hundred Fifty Thousand and no/One Hundredths----- Dollars (\$ 150,000.00) due and payable

one (1) year from date

with interest thereon from date at the rate of / one quarter (1/4%) in excess of the prime rate per centum per annum, to be paid at maturity

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 5.49 acres, more or less, on the northwest

side of Jervey Road and having according to a plat prepared for Margaret L. Casteel by Carolina Surveying Co., RLS, October 13, 1980, to be recorded herewith, the following metes and bounds: BEGINNING at a point near the center of Jervey Road, corner of property of Margaret Patton and running thence along the Patton line, N 56-44 W 476.33 feet to an iron pin; thence still with the line of Patton property, S 34-10 W 282.43 feet to an iron pin; thence along the line of property conveyed to H. D. Lonnecker, N 58-45 W 350 feet to an iron pin and N 82-17 W 482.4 feet to an iron pin at corner of property of Evangelical Institute of Greenville; thence with property of the latter, N 65-25 E 658.91 feet to an iron pin; thence with line of property of Sellers, S 56-44 E 438.15 feet to an iron pin; thence S 33-16 W 15 feet to an iron pin; thence still with line of property of Sellers, S 56-44 E 454.01 feet to a point in the center of Jervey Road; thence with the center of said Road S 4-03 W 45.74 feet to point of beginning.

Subject to all rights-of-way and easements, if any, appearing of record and subject to the rights of the public, if any in so much of said property as lies within the bounds of Jervey Road, and subject to restrictive covenants of record relating to said property.

ALSO, all interest of the Mortgagor in and to that certain agreement relating to right-of-way purposes dated November 24, 1980, recorded in Deed Book 1137 at page 864.

Being the same property conveyed by deed of Lonnecker & Casteel, a partnership, November 24, 1980, recorded in Mortgage Book 1137 at page 854.

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