

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 8 2 06 PM '82

WHEREAS, DONNIE S. TANKERSLEY
William R. Powers and Mildred M. Powers

(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

Seven Thousand Six Hundred and no/100 Dollars (\$ 7,600.00) due and payable

with interest thereon from date at the rate of 17 per centum per annum, to be paid: 60 month term

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

ALL that piece, parcel or lot of land situate, lying and being at the Southwestern corner of the intersection of McMakin Drive and Assembly Drive (formerly Belmont Street) near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a portion of Lots Nos. 115 and 116 of a Subdivision known as Perry Estates, plat of which is recorded in the RMC Office for Greenville County in Plat Book K at Page 92 and according to a later plat by Carolina Engineering & Surveying Company dated December, 1963, has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of McMakin Drive and Assembly Drive (formerly Belmont Street) and running thence with the Western side of Assembly Drive, S. 05-50 E. 144.4 feet to an iron pin; running thence along a new line, S. 83-55-W. 75 feet to an iron pin; running thence along a new line through Lot No. 116 N. 05-50 W. 144.4 feet to an iron pin on the Southern side of McMakin Drive; running thence with the Southern side of said Drive, N. 83-55 E. 75 feet to an iron pin, point of beginning.

This being the same property conveyed to the Mortgagors by deed of Pauline Thompson Hester dated December 20, 1963, and recorded in the R.M.C. Office for Greenville County in Deed Book 738 at Page 472 on December 21, 1963.

CC10
SE 8 82
057

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.

4328 RV-2