

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

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

AMOUNT FINANCED - \$10,000.00
NOV 4 10 16 AM '82

WHEREAS, David A. Wynn
OGNN: S. FANKERSLEY
R.M.C.

(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 Fourteen Thousand Two Hundred Sixty-Three and 26/100-----

-----Dollars (\$ 14,263.26) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~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, the Mortgagee's heirs, 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 3.1 acres, more or less, on the west side of Hendersonville Road (S.C. Highway 117) north of the Community of Tigerville, and having, according to a plat and survey entitled "Drawn for Ralph M. Sloan", dated June 11, 1973, prepared by Carolina Engineering and Surveying Company, the following metes and bounds, to-wit:~~

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, the Mortgagee's heirs, 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 3.1 acres, more or less, on the west side of Hendersonville Road (S.C. Highway 117) north of the Community of Tigerville, and having, according to a plat and survey entitled "Drawn for Ralph M. Sloan", dated June 11, 1973, prepared by Carolina Engineering and Surveying Company, the following metes and bounds, to-wit:

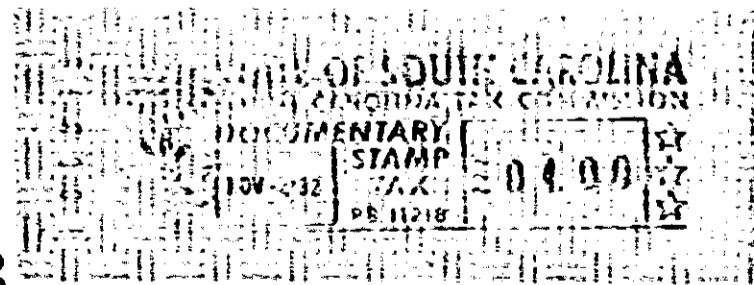
BEGINNING at an iron pin near the edge of the right-of-way of Hendersonville Road (S.C. Highway 117), corner of other property of Ralph M. Sloan; thence with the line of Sloan property, N.74-45 W. 194 feet to an iron pin; thence still with line of Sloan property, N.41-02 W. 533.3 feet to an iron pin; thence N.89-34 E. 500 feet to a point marked by a nail and cap in the center of said road; thence partially with said road and with the right-of-way therefor, S.06-00 E. 357 feet to point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed of Patrick Bradley Morrah, III and Linda J. Morrah, dated November 3, 1982, and recorded in the RMC Office for Greenville County of even date herewith.

THIS mortgage is subject to mortgage from Patrick Bradley Morrah, III and Linda J. Morrah to The United States of America recorded in the RMC Office for Greenville County in Mortgage Book 1288 at Page 551 on August 22, 1973 in the original amount of \$15,000.00 and having a present balance of \$13,592.16, said mortgage was re-recorded in Mortgage Book 1289 at Page 793 on September 5, 1973, and mortgage to The United States of America recorded in the RMC Office for Greenville County in Mortgage Book 1307 at Page 809 on April 22, 1974 in the original amount of \$1,300.00 and having a present balance of \$1,149.32.

THE mailing address of the Mortgagee herein is P. O. Box 6807, Greenville, South Carolina 29606.

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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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