

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: 44 F. C. S. C.

JAN 17 2 07 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, C. Blake Morgan,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

the of Argent Corporation and Mortgagor's Guaranty (hereinafter referred to as Mortgagee) as evidenced by ~~the~~ promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Twenty-five Thousand & no/100 (\$125,000.00) Dollars,

at the rate of One Thousand Two Hundred Fifty & No/100 (\$1,250.00) Dollars principal a month on the first Seventy-five Thousand & No/100 (\$75,000.00) Dollars and the remaining Fifty Thousand & No/100 (\$50,000.00) Dollars payable on demand, with interest on the entire outstanding balance payable monthly plus 2 percent

~~at the rate of prime~~ at the rate of prime ~~per annum~~ per annum ~~to be paid~~

All payments of principal and interest to commence thirty (30) days from the date of this mortgage.

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:

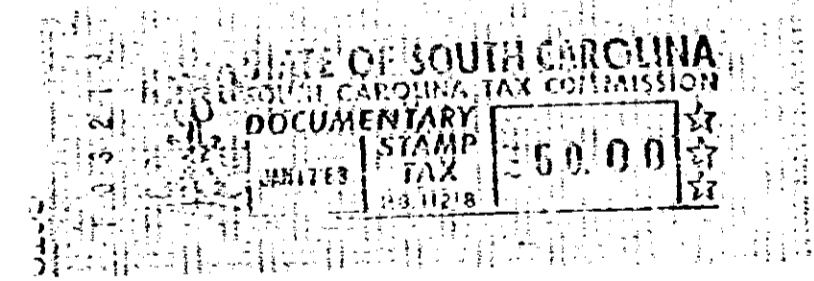
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, known as Lot No. 112 in Merrifield Park, having the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the south side of Chateau Drive at the corner of Lot 113 and running with the drive Chord N. 83-13 E. 90 feet; thence S. 18-25 E. 216.8 feet; thence S. 46-03 W. 200.2 feet; thence N. 51-58 W. 58 feet; and thence N. 6-05 E. 299.8 feet to the point of beginning.

This property is conveyed subject to a first mortgage to Security Federal Savings and Loan Association in the original amount of \$45,000 which is recorded in the RMC Office for Greenville County in Volume 1349 at Page 153.

This is the same property conveyed to the Mortgagor by deed of Betty R. Horn and recorded in the RMC Office for Greenville County on December 15, 1975, in Volume 1028, at Page 752.



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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 is 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.

