

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO S.C.

BOOK 1592 PAGE 594

JAN 24 4 36 PM '83
DONNIE J. TANKERSLEY
R.M.C.

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

WHEREAS, LAMAR BROCKMAN and JENNIE R. BROCKMAN

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

Sixty Thousand and 00/100----- Dollars (\$60,000.00--> due and payable

under terms and conditions of note of even date

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, lying on the northeasterly side of S.C. Highway 294, and containing .52 acres according to a survey for Saluda Valley Savings and Loan Association prepared by Carolina Surveying Company dated August 17, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of said S. C. Highway 294 at the joint corner with property of J. C. Garrison, et al, and running thence with the center line of said road, N. 48-30 W. 105 feet to a nail and cap in said road; thence along the line of Ola McCullough, N. 36-57 E. 137.7 feet to an iron pin; thence continuing with the line of Ola McCullough, N. 88-51 E. 175.8 feet to an iron pin on the line of property of J. C. Garrison, et al; thence along said Garrison line, S. 44-30 W. 256.75 feet to the point of beginning.

THIS being the same property conveyed to Mortgagors by deed of even date by American Federal Savings and Loan Association and recorded in Deed Book 1181 at Page 271 on January 24, 1983.

STATE OF SOUTH CAROLINA
CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
JAN 24 1983
\$ 24.00
2 JA 24 83 383

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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