

MORTGAGE OF REAL ESTATE -

BOOK 1593 PAGE 796

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 26 2 33 PM '83
DONNIE S. JENNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Ray O. Wilson and Peggy A. Wilson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank of Greenville, S. C.

(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

SEVENTEEN THOUSAND, SEVEN HUNDRED AND 00/100----- Dollars (\$17,700.00) due and payable

in 60 equal monthly instalments of \$426.84 each, beginning on June 1, 1983 and continuing until the entire principal and accrued interest shall have been paid;

with interest thereon from April 26, 1983 at the rate of 15-1/2 per centum per annum, to be paid: monthly, included in the payments above;

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:

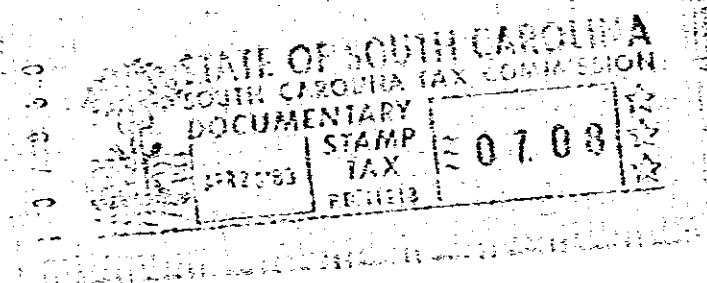
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the southeastern corner of Pimlico Road and Carolina Avenue, in the City of Greenville, being shown as Lot 82 on a plat of Section A of Gower Estates, recorded in Plat Book QQ, at Page 147, and described as follows:

BEGINNING at an iron pin at the southeastern corner of Pimlico Road and Carolina Avenue, and running thence with the eastern side of Pimlico Road S. 13-19 W. 90 feet to iron pin at the corner of Lot 83; thence with line of said lot S. 76-41 E. 175 feet to iron pin; thence N. 13-19 E. 115 feet to iron pin on Carolina Avenue; thence with the southern side of said Avenue N. 76-41 W. 150 feet to iron pin at corner of Pimlico Road; thence with the curve of the intersection of Pimlico Road and Carolina Avenue, the chord of which is S. 58-19 W. 35.4 feet to the beginning corner.

DERIVATION: This is the same property conveyed to the Mortgagors from Floyd L. Fincher, Jr. and Helen D. Fincher by deed dated May 7, 1968, as recorded in the R.M.C. Office of Greenville County, State of South Carolina, in Deed Book 843, Page 486, on May 7, 1968.



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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 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.