

P MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603
MORTGAGE OF REAL ESTATE - Mortgagee's Address: P.O. Box 6807, Greenville, S.C. 29606
BOOK 1605 PAGE 154

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
FILED
GREENVILLE S.C.
MAY 3 4 36 PM '83
DONNIE S. FLAHERSLEY
R.M.C.

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

WHEREAS, BOYD D. CULPEPPER

(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

-----Twenty Thousand and 00/100 ----- Dollars (\$ 20,000.00) due and payable

Per terms of the note of even date,

STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX STAMP
MAY 23 1983
\$ 08.00

with interest thereon from date at the rate of 15.21 APR per centum per annum, to be paid monthly.

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, about two miles from the Greenville County Courthouse, and being part of subdivision known as City View, and being known and designated as Lots Nos. 89 and 90 on a plat recorded in Plat Book "A" at Page 460, and together having the following metes and bounds, according to the above-named plat, to-wit:

BEGINNING at a stake on the corner of New Cut Road and Henderson Street, and running thence with Henderson Street N. 0-30 E. 86 feet to corner of Lot No. 88; thence with line of Lot No. 88 N. 89½ W. 150 feet to stake on ten foot alley; thence with said alley S. 0-30 W. 103 feet to a stake on New Cut Road; thence with the New Cut Road N. 84 E. 150 feet, more or less, to the beginning corner, said Lots being in Block "C".

This being the same property conveyed to the mortgagor herein by deed of James P. McNamara and Catherine F. McNamara as Executors of the Last Will and Testament of W. S. Fewell, deceased and Jessie M. Fewell, individually as recorded in Deed Book 1162 at page 771, in the RMC Office for Greenville County, S.C. on February 22, 1982.

LESS, HOWEVER:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as a portion of Lots 89 and 90 of Block C of City View as shown on plat thereof recorded in Plat Book A at Page 460 and being more particularly described according to a recent survey of A. C. Crouch, January 25, 1947, as follows:

BEGINNING at an iron pin at the intersection of Tenth Street (formerly new cut road) and a 10-foot alley, and running thence with said alley N. 0-30 E. 75 to an iron pin in the rear line of Lot 89; and running thence through Lot 89, S. 89-30 E. 55 feet to an iron pin; thence S. 0-30 W. through a portion of Lot 80 and 90, 68.8 feet to an iron pin on Tenth Street, S. 84-W 55.3 feet to the beginning corner.

LESS, HOWEVER:

ALL that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the western side of Henderson Street in the County of Greenville, State of South Carolina being a portion of Lot No. 89 as shown on a plat of City View Subdivision by W. A. Adams recorded in the RMC Office for

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.

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attached
sheet

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