

STATE OF SOUTH CAROLINA  
GREENVILLE }  
COUNTY OF GREENVILLE }  
MAY 4 9 46 AM '83  
DONNIE S. TIMMONS  
WHEREAS H.C. TIMMONS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

The Community Bank  
P. O. Box 155, Simpsonville, S. C. 29681

(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 three hundred ninety-two and no/100 Dollars (\$ 14,392.00 ) due and payable

As per note executed this date or any future modifications, extensions or renewals thereof.

with interest thereon from date at the rate of per note per centum per annum, to be paid per note

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 lot or tract of land lying in the State of South Carolina, County of Greenville, being shown as Lot 30 on a plat of property of William R. Timmons, Jr., recorded in Plat Book BBB, Page 15, RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Fargo Street, joint corner of Lots 29 and 30, and running thence with Fargo Street, S. 43-49 W., 42 feet to a point; thence S. 42-09 W., 72.3 feet to a point; thence with the curve of the intersection of Fargo Street with Bethel Drive (the chord being S. 87-59 W., 35 feet) to a point on Bethel Drive; thence N. 46-11 W., 112.1 feet to a point; thence N. 42 W., 174 feet to a point; thence S. 61-30 E., 9.2 feet to a point in a branch; thence with said branch as a line, N. 38-30 E., 62 feet to a point; thence S. 58-49 E., 117.5 feet to a point; thence N. 49-46 E., 52.8 feet; thence S. 43 E., 202.3 feet to the point of beginning.

ALSO: ALL that triangular-shaped lot adjoining the above described Lot 30 and being described as follows:

BEGINNING at a point near the rear of Lot 30, where the branch intersects the northeastern side of Bethel Drive and running thence along said Drive, S. 50-20 E., 180.7 feet to an iron pin; thence N. 42 W., 174 feet to an iron pin; thence N. 61-30 W., 9.2 feet to a point in a branch; thence with said branch in a southwesterly direction 21.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of William C. Powell et al recorded June 25, 1968 in Deed Book 847 at Page 275 in the RMC Office for Greenville County.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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