

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
JUN 14 1 20 PM '83

DONNIE S. SANDERSLEY  
R.M.C.

WHEREAS, MICHAEL D. GARFIELD AND W.W. BRIDWELL

(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

TWO HUNDRED THOUSAND AND NO/100-----Dollars (\$ 200,000.00) due and payable

As evidenced by Promissory Note of even date herewith.

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, State of South Carolina and being known and designated as Lot 9 on a plat entitled "Boland Park", as shown by plat prepared by Freeland & Associates, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7X, Page 35, and has according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on Boland Court joint front corner of Lots 9 and 10 and running thence along the line of Lots 9 and 10 North 85-48, West 190 feet to a point; thence running North 4-12 East 202.65 feet to a point; thence running North 66-34 East 266.65 feet to a point; thence running South 8-32 West 214.98 feet to a point on a cul-de-sac on Boland Court; thence following the curve of said roadway, the cord of which is South 56-42 West 73.05 feet to a point of said roadway; thence following the curve of said roadway, the cord of which is South 18-18 East 73.05 feet to the point of the BEGINNING.

This being the same property conveyed to Michael D. Garfield by deed of Pavco Industries, Inc., dated December 29, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1140, Page 331 on January 7, 1981. This is the same property conveyed to W.W. Bridwell by deed dated March 9, 1983 from Michael D. Garfield and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1184, Page 251.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
JUN 14 1983  
80.00

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.