

GREENVILLE
JUN 30 1983
GREENVILLE

MORTGAGE

898A 1613 906

THIS MORTGAGE is made this 28th day of June 1983, between the Mortgagor, William L. Abercrombie, Jr. and Mary C. Abercrombie (herein "Borrower"), and the Mortgagee, Community Bank, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 6807, GREENVILLE, SOUTH CAROLINA 29606 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No./100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1987;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that lot of land situate on the northeastern side of Red Oak Court in the County of Greenville, State of South Carolina, being shown as Lot No. 103 on a plat of Holly Tree Plantation, Phase II, Section III, dated August 17, 1977, prepared by Piedmont Engineers, recorded in Plat Book 6-H at page 10 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Red Oak Court at the joint front corner of Lot 102 and Lot 103 and running thence with Lot 102 N 40-52 E 230 feet to an iron pin at the joint rear corner of Lot 102 and Lot 103; thence with Lot 106 N 49 W 40 feet to an iron pin at the joint rear corner of Lots 103, 105 and 106; thence with Lot 105 S 79-28 W 59.15 feet to an iron pin at the joint rear corner of Lots 103, 104 and 105; thence with Lot 104 S 63-11 W 175.2 feet to an iron pin on Red Oak Court; thence with said Court S 40-29 E 145 feet to the point of beginning.

DERIVATION: Deed of Franklin Enterprises, Inc. recorded April 17, 1978 in Deed Book 1077 at Page 222.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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JUN 28 1983

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which has the address of 119 Red Oak Court Simpsonville (City)
South Carolina 29681 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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