

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 1 2 22 PM '83

WHEREAS, THOMAS DOWNE and MARIAN K.E. NEIDEIGH
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE 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 TEN THOUSAND THREE HUNDRED ELEVEN AND 36/100-----
-----(\$10,311.36)-----Dollars (\$10,311.36) 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, adjoining a dirt road that leads to the Jonesville Road and being more fully described as follows:

BEGINNING at a rock, at the northwestern corner of a 3.3 acre tract running thence S. 0-30 W., 647 feet to an iron pin; thence N. 68-26 E., 150 feet to an iron pin; thence S. 3-20 W., 300 feet to an iron pin; thence S. 68-26 W., 150 feet to an iron pin; thence N. 3-20 E., 300 feet to the point of beginning.

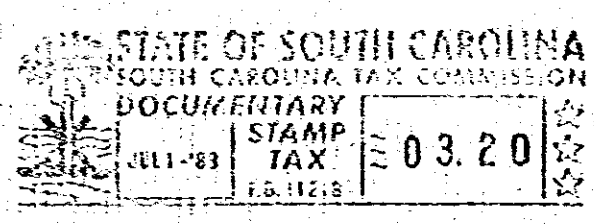
ALSO:

Right-of-way and easement for ingress and egress to the above mentioned property, more fully described as follows:

BEGINNING at the northeastern corner of lot, running thence S. 68-26 W., 30 feet to an iron pin; thence N. 32-41 W., 188 feet to an iron pin; thence N. 50-47 E., 121.3 feet to an iron pin; thence N. 89-43 E., 318 feet to a point in the center of a county road; thence S. 0-17 E., 30 feet to an iron pin; thence S. 89-43 W., 307 feet to an iron pin; thence S. 32-41 E., 167.3 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Hukate T. Elwood as recorded in the RMC Office for Greenville County in Deed Book 886, page 471 recorded 3/24/70.

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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 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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