

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUL 5 10 07 AM '83

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

WHEREAS, ^{DONOR} JERRY MICHAEL ELLENBURG AND SHARON L. ELLENBURG

(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 SEVEN THOUSAND THREE HUNDRED TWENTY-SIX AND 72/100-----

-----Dollars (\$7,326.72) due and payable
IN Forty-Eight (48) equal monthly installments of One Hundred Fifty-Two and 64/100
(\$152.64) Dollars, Beginning August 8, 1983 and continuing monthly until paid in full.

with interest thereon from June 28, 1983 at the rate of 10% APR per centum per annum, to be paid: AS SET
OUT ABOVE.

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:

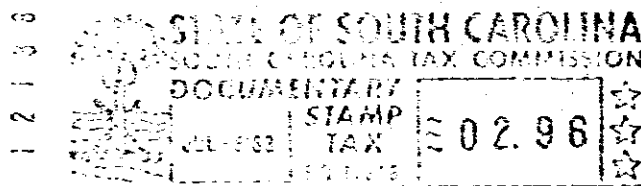
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 lot of land with the buildings and improvements thereon situate on the West side of Bentbrush Drive, near the Town of Simpsonville, Austin Township, in Greenville County, South Carolina, being shown as Lot 150, on Plat of Section II, Sheet No. II of Westwood Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F, Page 45, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Bentbrush Drive at the joint corner of Lots 149 and 150 and runs thence along the line of Lot 149, N. 88-39 W. 140 feet to an iron pin; thence along the line of Lots 148 and 147, S. 1-07 W. 115.3 feet to an iron pin; thence along the line of Lot 151, N. 83-10 E. 145 feet to an iron pin on the West side of Bentbrush Drive; thence along Bentbrush Drive N. 7-05 W. 27.2 feet to an iron pin; thence continuing along Bentbrush Drive N. 1-21 E. 67.8 feet to the beginning corner.

Derivation: Deed Book 1041, Page 738 - Howard G. McCoy and Cynthia P. McCoy 8/24/76



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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 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 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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