

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } FREE TO ALL WHOM THESE PRESENTS MAY CONCERN:
MORTGAGE OF REAL ESTATE

WHEREAS, We, Roy A. Seaver and Gloria K. Seaver

(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 Forty Thousand and NO/100----- Dollars (\$ 40,000.00) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from date hereof the rate of 12 1/2 per centum per annum, to be paid: monthly

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 piece, parcel or lot of land in the County of Greenville State of South Carolina, situate lying and being on the northeastern side of Bridle Path Lane and being known and designated as Lot No. 4 of Mountain-brooke Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-F at page 47 and having such metes and bounds as shown thereon.

This is the same property conveyed to the mortgagors by deed of William C. Blackman and Lee K. Blackman recorded in the R.M.C. Office for Greenville County in Deed Book 1060, page 490 on July 13, 1977.

All that certain piece, parcel or lot of land in the County of Greenville State of South Carolina, situate, lying and being on the eastern side of Hunters Trail and being known and designated as Lot No. 90 of Palmetto Downs Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at page 26 and having such metes and bounds as shown thereon

This is the same property conveyed to Roy A. Seaver, Gloria K. Seaver and Lawrence H. Seaver by deed of Timothy F. Smith and Lavon J. Smith recorded in the R.M.C. Office for Greenville County in Deed Book 1140, Page 61 on January 2, 1981. Lawrence H. Seaver subsequently conveyed his interest to Roy A. Seaver and Gloria A. Seaver by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1144, page 522 on March 18, 1981.

STAMP
MAY 21 1981

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.

