

MORTGAGE OF REAL ESTATE—OFFICE OF THE

GREENVILLE COUNTY

JUN 26 4 48 PM '83

HENRY, ATTORNEYS AT LAW, GREENVILLE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Thomas E. Macfie

(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

Ninety Four Thousand and No/100-----Dollars(\$94,000.00) due and payable

on July 25, 1984

interest thereon from date at the rate of 12½ 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, the Mortgagee's heirs, successors and assigns:

~~ALL that certain parcel or lot of land, with all appurtenances, situate, lying and being in the State of South Carolina, County of XXXXXX~~

ALL that piece, parcel or lot of land, situate, lying, and being on the northern side of Cleveland Street, in the City of Greenville, being Lot No. 46, and a portion of Lot No. 45 as shown on plat of McDaniel Heights, made by Dalton & Neves, and revised in February 1938, recorded in Plat Book P, at Page 87, and described as follows:

BEGINNING at a stake on the northern side of Cleveland Street, at the corner of Lot No. 47, and running thence with the line of said lot, N. 4-10 W. 185 feet to a stake; thence, S. 85-50 W. 117.8 feet to a stake; thence, S. 2-48 E. 185 feet to a stake on Cleveland Street; thence, with the northern side of Cleveland Street, N. 85-50 E. 122 feet to the beginning corner.

The within property is the identical property conveyed to Thomas E. MacFie by deed dated May 14, 1980, which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1125, at Page 792.

RECORDED

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
37.00

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 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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