

416 E. Park St., City

1983 288

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, MICHAEL J. STRANGE, JR.

(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

Twenty-eight Thousand and 00/100 (-----Dollars \$ 28,00.00) due and payable

in accordance with the terms and conditions of Note of even date

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 _____

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, being known and designated as Lot No. 52 on a plat of River Downs, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4R at Page 76, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hackney Road joint front corner of Lot 51 and 52, and running thence with the common line of said lots, N. 36-55 W. 160 feet to an iron pin on the side of line of Lot 53; thence running along the side line of Lot 53, S. 48-19 W. 187.99 feet to an iron pin on the northeastern side of Hammett Road and Hackney Road; thence running along such intersection S. 78-23 E. 34.44 feet to an iron pin on the northwestern side of Hackney Road; thence running along Hackney Road N. 55-00 E. 125 feet to an iron pin; thence continuing N. 53-00 E. 50 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Michael J. Strange by deed of Robin C. Strange dated August 5, 1983, and recorded in the R.M.C. Office for Greenville County in Deed Book 1193 at Page 882 on August 5, 1983.

THIS conveyance is made subject to all restrictive covenants, setback lines, rights-of-way and easements of public record and appearing on the recorded plat.

This mortgage is junior in rank to that certain mortgage of First Federal Savings & Loan Association recorded December 14, 1977.

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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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