

MORTGAGE OF REAL ESTATE

1983 300

STATE OF SOUTH CAROLINA } FILED
COUNTY OF Greenville } SEP 19 1 17 PM '83
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Frank D. Sullivan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank
221 Plains
Simpsonville, S.C. 29681

(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 principal sum of Nine Thousand Seven Hundred Eleven and 54/100 Dollars (\$ 9,711.54 ) due and payable in sixty (60) equal monthly payments of Two Hundred Thirty Five and 09/100 (\$235.09) Dollars each, beginning November 1, 1983, and continuing on the same day of each month thereafter until paid in full. Said payments contain interest at the rate of 15.50 percent per annum.

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:

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, being a portion of Lot #4 of the Property of Harold L. Cooper, and being shown on a plat entitled "Survey for Frank D. Sullivan", drawn by Freeland & Associates, Engineers and Land Surveyors, dated June 18, 1983, said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 9-Z, at page 84, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Bethany Road, at a point approximately 1267 feet from Georgia Road, and running with the center line of Bethany Road, S.54-47E., 208.39 feet to an iron pin; thence turning and running S.51-22W., 557.74 feet to an iron pin; thence turning and running N.0-08E., 134.79 feet to an iron pin; thence turning and running N.25-49W., 82.34 feet to an iron pin; thence turning and running N.49-11E., 397.50 feet to an iron pin in Bethany Road, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Charles A. Cothran, said deed to be recorded herewith.

RECORDING OFFICE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECEIVED
SEP 19 1983
STAMP
R.M.C.

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 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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