

411 E. 11th St
Greenville

FILED
GREENVILLE

BOOK 1627 PAGE 189

SEP 23 2 55 PM '93

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONOR

RECEIVED

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Elizabeth M. Campbell

(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 Fifteen Thousand and no/100

Dollars (\$ 15,000.00) due and payable

~~with certain conditions~~

~~with certain conditions~~

~~with certain conditions~~

as per the terms of said note.

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 and being further described as follows:

ALL that piece, parcel or lot of land in Greenville County, South Carolina, in the City of Greenville, beginning at a stake on the East side of Laurens Street at corner of lot of Mrs. Mary J. Foster and running thence with her line S. 72 E. ninety six feet to a stake on a ten foot alley; thence with said alley S. 18 W. forty-nine and ten one hundredths feet to a stake at corner of lot formerly owned by Mamie B. Dacus; thence with said line N. 72 W. ninety-six feet to a stake on Laurens Street; and thence with Laurens Street N. 18 E. forty-nine and ten one hundredths feet to the beginning corner, and known as Lot #13 of the survey of the property of Main Street Realty Estate Company which plat will be found in Judgment Roll A-445 in office of Clerk of Court of Common Pleas for Greenville County.

This is that property conveyed to Mortgagor by deed of The South Carolina National Bank and Truman L. Campbell, Jr., as Co-Trustee under the Will of Benny W. Duckworth dated and filed concurrently herewith.

RECORDED IN BOOK 1627 PAGE 189
GREENVILLE, S. C.
SEP 23 1993
STAMP

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6101801

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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