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MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE - GREENVILLE, S. C.

Mortgagee's Address: P.O. Box 6807 Greenville, SC 29606

STATE OF SOUTH CAROLINA SEP 23 3 36 PM '83 MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE DEED TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS we, WILLIAM E. CREASMAN, SR. AND ELIZABETH K. CREASMAN, (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 Sixty Four Thousand and 00/100 Dollars (\$ 64,000.00) due and payable

per terms of note of even date

with interest thereon from date at the rate of 14.19% annual % rate ~~14.19%~~ to be paid: per terms of 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, Butler Township, near and east of the City of Greenville and being known and designated as Lot No. 24 on a plat of Section 4 of Terra Pines Estates recorded in Plat Book 000 at Page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Doyle Drive at the joint front corner of Lots 23 and 24 and running thence with the northwestern side of Doyle Drive, S. 39-45 W. 218 feet to a point at the joint front corner of Lots 24 and 25; thence N. 50-15 W. 200 feet to a point at the joint rear corner of Lots 24 and 25; thence N. 39-45 E. 218 feet to a point at the joint rear corner of Lots 23 and 24; thence S. 50-15 E. 200 feet to the point of beginning.

This is the identical property conveyed unto Mortgagors herein by Deed of Charles D. Welch, dated July 18, 1977, recorded July 18, 1977, in the RMC Office for Greenville County, South Carolina, in Deed Book 1060 at Page 747.

This mortgage is second and junior in priority to that certain mortgage given by William E. Creasman, Sr. and Elizabeth K. Creasman to South Carolina Federal Savings and Loan Association, dated July 18, 1977, recorded July 18, 1977, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1404 at Page 329, in the original principal amount of Fifteen Thousand (\$15,000.00) Dollars.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP TAX \$ 25.60

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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