

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE  
GREENVILLE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OCT 5 4 39 PM '83  
DONNIE S. STEPP

WHEREAS,

We, DAN STEPP & CONNIE STEPP,

COMMUNITY BANK

(hereinafter referred to as Mortgagor) is well and truly indebted unto

(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 **SIX THOUSAND EIGHT HUNDRED TWO AND 92/100** Dollars (\$ 6,802.92 ) due and payable

in 60 monthly payments of \$167.92 each beginning November 1, 1983, payments applied first to interest, balance to principal,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of **16.75 APR** 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, 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 known and designated as **Lot 12** containing **0.8 acres** according to plat of **Groce Meadow Estates** made by **Jeffery M. Plumblee**, **4/27/83**, and having according to said plat the following courses and distances, to wit:

BEGINNING at iron pin at joint front corner of Lots 13 & 12 at a turn around or cul-de-sac and running thence N. 78-14 W. 216.5 feet to iron pin; running thence S. 13-26 W. 245 feet to iron pin; running thence N. 62-46 E. 317.3 feet to cul-de-sac (along this line is a 10-foot drainage easement); running thence with the curve of said cul-de-sac N. 15-27 W. 51 feet to beginning.

This being the same property conveyed to the Mortgagors herein by deed of **Donald J. Williams** of even date herewith and recorded in the RMC Office for **Greenville County** simultaneously herewith.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON OCTOBER 5, 1983, AT 4:39 PM. BY DONNIE S. STEPP, CLERK.

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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