

MORTGAGE OF REAL ESTATE

1635 719

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
MAY 15 3 44 PM '83
R.M.C. OSLEY

WHEREAS, SARAH H. SOUDERS

(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 Thirty-Five Thousand and No/100-----

Dollars (\$ 35,000.00) due and payable

in full 181 days from date (May 9, 1984) with interest at maturity

with interest thereon from date at the rate of thirteen per centum per annum, to be paid together with principal.

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 Mortgagee in hand well and truly paid by the Mortgagor 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 No. 30 of Paris View, Section No. 1 as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book VV, Page 101 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Paris View Drive at the joint front corners of Lots Nos. 31 and 30 and running thence N 40-52 E 200 feet to an iron pin, joint rear corners of Lots Nos. 30, 31, 17 and 18; thence S 51-37 E 100 feet to an iron pin, joint rear corner of Lots Nos. 20, 30, 18 and 19; thence S 40-52 W 200 feet to an iron pin on the northwestern side of Paris View Drive; thence N 51-37 W 100 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of J. P. Medlock, recorded in the RMC Office for Greenville County on November 13, 1978 in Deed Book 1091, Page 746.

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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 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 Mortgagee covenants that it is lawfully seized of the premises heretofore described in the sample abstracts, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee 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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