

FILED
GREENVILLE S.C.

1633-430

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 12 12 47 PM '83

MORTGAGE OF REAL ESTATE

JOHN W. EVANS JR. TRUSTEES ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Roger D. Evans and Rhonda Evans

(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

Six Thousand, Four Hundred Thirty-Five and 00/100ths Dollars (\$ 6,435.00) due and payable
in thirty-six (36) monthly installments of \$222.30 commencing January 15, 1984,

with interest thereon from December 7, 1983, at the rate of 14.53 per centum per annum, to be paid

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,

1st parcel - Beginning at an iron pin at White Horse Road Extension and running N. 39-16 W. 149.7 ft. to a corner iron pin; thence N. 50-10 E. 188.0 ft. along line of other property of Grantor to a corner iron pin; thence along line of property of Sammy R. and Doris S. Kay S. 39-21 E. 150.4 ft. to iron pin at said White Horse Road Extension; thence along line of said Road S. 50-21 W. 188.2 ft. to iron pin and point of beginning.

This being the same exact parcel conveyed to Mortgagor by deed of Pamela Evans recorded in Deed Book 1031, Page 967.

2nd parcel - 1057.9 ft. along centerline of White Horse Road Extension from Highway 276 right of way; thence N. 39-07 W. 266 ft. to an iron pin; thence N. 45-46 E. 474.4 ft. to an old axle; thence S. 22-01 E. 142.2 ft. to an iron pin; thence S. 51-19 W. 179.9 ft. to an iron pin; thence S. 50-10 W. 187.7 ft. to an iron pin; thence S. 39-16 E. 174 ft. to a nail and cap; thence running along center of White Horse Road Extension to point of beginning S. 52-40 W. 63.6 ft.

This is the same parcel conveyed to Mortgagor by deed of Mordecai S. Shore recorded in Deed Book 1212, Page 243.

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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 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 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, from and against the Mortgagor, and all persons whomsoever lawfully claiming the same or any part thereof.

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