

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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SOUTH CAROLINA
R.M.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Thomas J. Pollard

(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 Two Hundred Fifty One & 16/100** Dollars (\$ 15,251.16) due and payable

in accordance with the terms of the note executed this same date herein.

with interest thereon from _____ at the rate of **14.45** 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**

ALL that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being on the Western side of Holmes Drive in the City of Greenville, County of Greenville, State of South Carolina and being shown and delineated as Lot No. 87 on a plat of Central Development Corporation made by Dalton & Neves, Engineers, dated October 1951 and recorded in the Office of the R&C for Greenville County in Plat Book Y at page 148, said plat also being recorded in Plat Book "BB" at pages 22 and 23 and also shown on a plat of property of Thomas J. Pollard by Webb Surveying and Mapping Co., dated April 6, 1978 and to be recorded. Said property having the following metes and bounds, to-wit: Beginning at an iron pin on the Western side of Holmes Drive, joint front corner of Lots 86 and 87 and running thence along the joint line of Lot 86 N 61-22 W for a distance of One Hundred Fifty nine (159') feet to an iron pin; thence turning and running along the joint line of Lots 87 S 11-45 W for a distance of Ninety-two and four-tenths (92.4") feet to an iron pin; thence turning and running along the joint line of Lots 87 and 88 S 66-58 E for a distance of One Hundred Thirty-six (136') feet to an iron pin on the Western right of way of Holmes Drive; thence turning and running along the right of way of the said Holmes Drive N 26-28 E Seventy-five (75') feet to the point of beginning; be all the said measurements a little more or less.

This being the identical property heretofore conveyed to the Mortgagor herein by deed of Edward D. Barnhill and Nora G. Barnhill by deed dated April 15, 1978

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STATE OF SOUTH CAROLINA
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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.

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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.