

MORTGAGE OF REAL ESTATE

VOL 1649 PAGE 312

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William T. Thompson and Irene J. Thompson

AFFIDAVIT
FILED JH

(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 Eight Hundred Fifty Thousand and No/100-----

Dollars (\$ 850,000.00) due and payable

as provided for in Promissory Note executed February 15, 1984, the terms of which are incorporated herein by reference thereto.

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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, the Mortgagee's heirs, 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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, in O'Neal Township, on Lynn Road near its intersection with S. C. Highway No. 290, containing 42 acres, more or less, and being a portion of Tract No. 2 of the property of Louis Sherfessess, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Lynn Road at the joint corner of other property of William T. Thompson and Janette S. Thompson and of property now or formerly belonging to Lynn and running thence along Lynn's line S.67-50 W. 2,866.9 feet to an iron pin; thence N.26-00 E. 1,720.5 feet to an iron pin; thence N.80-29 E. 220.6 feet to an iron pin on the southwestern side of Lynn Road; thence continuing N.80-29 E. 49.7 feet, more or less, to the corner of other property of Thompson on Lynn Road; thence along the center of Lynn Road and along other property of Thompson and following the curvature thereof, the chords being S.57-30 E. 246.3 feet, S.64-50 E. 240 feet, S.72-01 E. 153 feet, and S.75-41 E. 979 feet, more or less, to the beginning corner.

THIS is the same property as that conveyed to the Mortgagors herein by deed from James R. Mann recorded in the RMC Office for Greenville County in Deed Book 1206 at Page 272 on February 14, 1984.

THE mailing address of the Mortgagee herein is P. O. Box 6807, Greenville, S. C. 29602.

FOR documentary stamps, see mortgage filed in the RMC Office for Greenville County in Mortgage Book 1647 at Page 951 on February 14, 1984.

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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 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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