

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

FILED
OFFICE OF THE CLERK
S.C.

WHEREAS, Billie Jo Blihowe 26 9 43 AM '81

(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

Seventy-Eight Thousand and No/100-----Dollars (\$78,000.00) due and payable in one payment due ninety (90) days after the date of this mortgage,

with interest thereon from date at the rate of ~~percent~~ prime plus one (1%) percent, to be paid in the one payment:

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 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
ALL that certain lot of land situate on the north side of Hammond Street, in the City of Greenville, State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING at a stake on the north side of Hammond Street, in the center of a ten foot alley, being approximately 150.1 feet from River Street, and running thence with the center of said alley, N. 41-49 E. 143.05 feet to the center line of the C&WC Railway siding; thence with the center line of said siding, S. 60-55 E. 73 feet; thence still with the center of said siding along a curve, the tangent of which is S. 54-42 E. 52.45 feet; thence still with said siding along a curve, the tangent of which is S. 48-17 E. 10.10 feet; thence still with the center line along a curve, the tangent of which is S. 47-32 E. 10.2 feet to a nail in crosstie; thence turning and running S. 59-56 W. 197.6 feet to Hammond Street; thence along Hammond Street, N. 27-08 W. 73 feet to a corner in Hammond Street; thence still with Hammond Street, N. 62-23 W. 15 feet to the beginning corner.

This being the identical property conveyed to the Mortgagor herein by deed of Marion A. Miller dated October 7, 1980 and recorded October 8, 1980 in the RMC Office for Greenville County in Deed Book 1135 at Page 70.

REC'D
3 APR 26 84
01

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
APR 26 84
31.20
EE 11235

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.

4
2
0

4328-RV-2