

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.

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

MAY 15 2 13 PM '84

WHEREAS, ROBERT L. THREKELD, JR.
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

*P.O. 6807
City 29606*
(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

TWENTY-TWO THOUSAND-----Dollars (\$ 22,000.00) due and payable

in accordance with the terms of said note

with interest thereon from _____ at the rate of _____ 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:

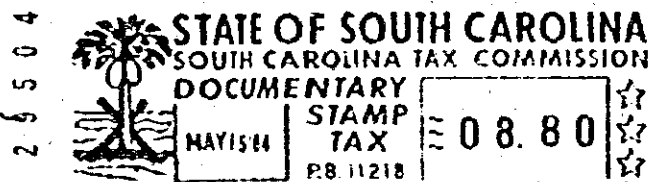
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 piece, parcel or lot of land in Greenville County, State of South Carolina, on Merrilat Avenue in San Souci Heights Subdivision, situate on the New Buncombe Road, about four miles North of the City of Greenville, being shown and designated as Lot No. 115 on Plat recorded in Plat Book Z at Page 95, and described as follows:

Beginning at an iron pin on the Southern edge of a 3 foot sidewalk running along Merrilat Avenue, the joint corner of lots Nos. 114 and 115, and running thence along the southern edge of the sidewalk N. 61-0 E. 80 feet to an iron pin; thence S. 39-10 E. 140 feet to an iron pin, joint rear corner of lots Nos. 115 and 116; thence S. 61-0 W. 80 feet to an iron pin corner of lot No. 114; thence with the line of said lot N. 39-10 W. 140 feet to the pint of beginning.

This is the same property conveyed to the mortgagor by deed of Daryl Jeanne Cantrell Rogers recorded in the RMC office for Greenville County in Book 1662 at Page 641 on May 15, 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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