

MORTGAGE OF REAL ESTATE

Mortgagee's Address:
P.O. Box 6807
Greenville, SC 29606

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

VOL 1875 PAGE 361

WHEREAS, I, JOHN LARRY MOON,

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

COMMUNITY BANK,

John Elizabeth

(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 Fourteen thousand and 00/100***** (\$14,000.00)
and NO/100----- Dollars (\$ 14,000.00) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 16.0% per centum per annum, to be paid: per terms of note

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, situate on the eastern side of Glenn Street being shown as an unnumbered strip of land between Lot 8 and Lot 9 of Blue Ridge Heights Development prepared by W. A. Morrow, recorded in Plat Book EE at Page 143 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lot 9 and Lot 11 and running thence in a southeasterly direction 30 feet more or less, to an iron pin at the joint front corner of Lot 8 and Lot 12, thence with Lot 8 North 81-14W. 187 feet more or less to an iron pin on the eastern side of Glenn Street, thence with said street North 7-30 east, 30 feet to an iron pin at the southwestern corner of Lot 9, thence with Lot 9 South 81-14E. 180 feet to the point of beginning.

This is the identical property conveyed unto Mortgagor herein by Deed of Herbert E. Rudd, dated November 23, 1982, recorded November 26, 1982, in the RMC Office for Greenville County, South Carolina, in Deed Book 1177 at Page 876.

ALSO: All that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 9 on plat of Blue Ridge Heights Development recorded in Plat Book EE at Page 143 of the RMC Office for Greenville County, SC, and having according to said plat and a recent survey made October 12, 1959, by Jones & Sutherland, Engineers, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Glenn Street and Bates Drive; thence with the South side of Bates Drive N. 89-23 E. 160 feet to an iron pin; thence continuing with the South Side of Bates Drive S. 80-10 E. 20 feet to an iron pin corner of Lot No. 11; thence with the line of said lot S. 6-45 W. 226 feet to an iron pin on the north side of an unnamed street; thence with the north side of said street N. 81-15 W. 180 feet to an iron pin on the east side of Glenn Street; thence with the east side of said street N. 7-10 E. 200 feet to the beginning corner.

This is identical property conveyed unto Mortgagor herein by Deed of Lorena L. Henson and Carlos Henson, dated October 19, 1959, and recorded November 4, 1959, in the RMC Office for Greenville County, South Carolina, in Deed Book 638 at Page 36.

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.

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.

