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BOOK 1294 PAGE 713

MORTGAGE - INDIVIDUAL JOHN M. DILLARD, P.A., GREENVILLE, S.C.

BOOK 21 PAGE 199

STATE OF SOUTH CAROLINA

R.H.C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, D & D Enterprises, A General Partnership

(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 Twenty Five Thousand and No/100-----

Dollars (\$ 25,000.00) due and payable

with the line of tract 3, owned by Mortgagor, the following: 74-46 E. 135 feet to a point, N. 82-22 E. 180 feet to a point; S. 77-45 E. 230 feet to a point and N. 82-53 E. 230 feet to an iron pin; thence with the line of Tracts Nos. 2 and 5, S. 23-05 E. 1457.6 feet to a nail and cap, the beginning

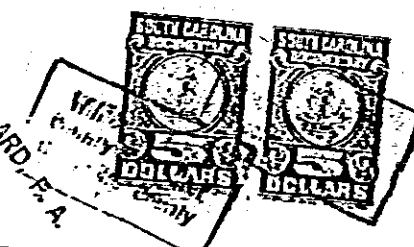
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JOHN M. DILLARD, P.A.
R.H.C.

PAID & SATISFIED

JOHN M. DILLARD, P.A.

This 24th Day of January

John M. Dillard
John M. Dillard, P.A.



WITNESS *John P. Sullivan*
COMMUNITY BANK
Vice Pres.

18886

together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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