

North St., Greenville, S.C.

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MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.M.C.

Attorneys at Law, Greenville, S. C.
DONNIE S. TANKERSLEY
R.M.C.

LOVELL & THOMASON
PAID & SATISFIED

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

This 11 Day of Jan, 79

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Pelham Pointe', a
partnership

22731
Kathleen R. Brown
WITNESS
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 Two Hundred Eleven Thousand Eight Hundred Thirty-Five and 41/100

DOLLARS (\$ 211,835.41).

with interest thereon from date at the rate of * per centum per annum, said principal and interest to be repaid:

*The prime interest rate charged by the Mortgagee to its most credit worthy customers plus 1 1/2 percent above prime provided, however, that if this amount shall exceed the maximum interest rate, which can from time to time be changed by the South Carolina Law then in that event the maximum interest charged hereunder shall be the maximum allowable under South Carolina Law. Interest shall be billed and paid monthly. Due one year from date hereof.

3500 88

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,

On that certain piece, parcel or lot of land situate lying and being in Greenville County, South Carolina and by a portion of Lot 2 as depicted on a plat of Pelham Pointe prepared by Enwright Associates, Inc., and dated September 11, 1974, and being more fully described as follows:

Beginning at an iron pin on the western side of Pointe Circle at the joint corner of property heretofore conveyed unto Ryland T. Traynham; thence along the line of Traynham S 37-14 W. 77.10 feet to an iron pin; thence turn with the line of Traynham N. 57-29. W. 195.92 feet to an iron pin; on the southern side of Lowndes Hill Road; thence with the right-of-way to Lowndes Hill Road S. 59-03 W. 135 feet more or less to an iron pin; thence S 28.10 E. 125 feet to an iron pin; thence N. 59-03 E 15 feet to an iron pin; thence S 28-10 E. 65 feet to an iron pin; thence S. 59-03 W 101.74 feet to an iron pin; thence S. 27-42 E. 380.57 feet to an iron pin; thence N. 61-40 E. 268.81 feet to an iron pin on the Western side of Pointe Circle; thence N. 4-38 W. 300 feet to an iron pin; thence continuing

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