

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
S.C.
APR 11 1980
RECORDED

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

WHEREAS, We, Charles E. Hellams and John H. Meeks

(hereinafter referred to as Mortgagor) is well and truly indebted unto Commercial Bank
Honea Path, S.C.

(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

Seventeen thousand four hundred and no/100----- Dollars (\$ 17,400.00) due and payable

in 72 monthly payments of \$367.93 each, including principal and interest, beginning on May 10, 1980 and on the 10th day of each thereafter until paid in full

with interest thereon from date at the rate of 15 per centum per annum, to be paid: as aforesaid

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 lot, piece or parcel of land lying, being and situate in the County of Greenville, State of South Carolina and near Princeton, containing 6.17 acres more or less and being bounded on the North by lands of Archie Gaines, on the East by Augusta Road, on the South by Gaines Road, on the Southwest by lands of Archie Gaines and on the West by lands of Collins as shown and delineated on a plat of survey by C.O. Riddle RLS 1347 dated the 18th of March, 1980, to-wit:

COMMENCING at a N & C at the intersection of Augusta Road and Gaines Road and running with the center of Gaines Road S 63-08W, 125.07 feet to a spike in center of Gaines Road thence S 35-43W, 90 feet to spike in center of Gaines Road, thence S 24-39W, 100 feet to IP in center of Gaines Road, thence S 39-22W, 230.2 feet to IP in center of Gaines Road, thence N 37-00W, 146.62 feet to IP, thence S 87-15W, 212.49 feet to IP, thence N 11-21W, 373.68 feet to IP, thence N 72-31E, 394.21 feet to IP, thence N 88-00E, 248.27 feet to N & C in center of Augusta Road, thence with center of Augusta Road S 26-40E, 225.86 feet to N & C THE COMMENCING POINT.

This is the identical property conveyed to Charles E. Hellams and John H. Meeks by deed of Archie W. Gaines to be recorded simultaneously herewith.

See plat recorded in RMC Office for Greenville County, S. C. in Plat Book 7-4 at Page 92.

[Faint, illegible text]

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.

0317

4328 RV-2