

GREENVILLE CO. S. C.

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HORTON DRAWDY MARCHBANKS ASHMORE CHAPMAN & BROWN, P.A. 307 PETTIGRO STREET, GREENVILLE, S.C. 29603

APR 27 3 25 PM '72
DENNIE S. TANKERSLEY
REC.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

**MORTGAGE OF REAL ESTATE
(CORPORATION)
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, Pelmountco, Inc. _____, a corporation organized and existing under the laws of the State of South Carolina, (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, in the sum of: Sixty Thousand and No/100 _____ Dollars (\$60,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 8.5 per centum per annum, to be paid as provided for in said note; and,

As stated in 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 tract of land shown on a plat entitled "Pelham Woods, Section 2-A" made by Bobby J. Rape, Surveyor, dated February 23, 1972 (which is of record in the R.M.C. Office for Greenville County in Plat Book 4-N at Page 75), as a 3.9366 acre tract, designated on said plat as "Pelham Woods Racquet and Swim Club" and shown on said plat as bounded on the North by Pelham Woods Subdivision Section I and property of F. L. Swords, bounded on the East by Florence G. Smith property, bounded on the South by Lots 128 and 129 of Pelham Woods Section II, and by a road known as Fieldstone Place, and bounded on the West by Lots 146, 147 and 148 of Pelham Woods, Section II; said property being further shown on a plat entitled "Pelham Woods Racquet and Swim Club" made by John R. Taylor and William G. Newman, architects, dated February 2, 1972 and designated on said plat as a 4.008 acre tract, said property as shown on said second plat having similar (although not identical) boundaries.



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.

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