

MORTGAGE OF REAL ESTATE -

PGO. 1550 405

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

AUG 20 10 03 AM 1981 FROM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, W. C. Properties, 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

Seventy-Five Thousand & no/100----- Dollars (\$75,000.00) due and payable

PAYMENTS BEGINNING:
PAYMENTS MONTHLY IN INSTALLMENTS OF \$1,576.50 and continuing monthly for a period of seven years.

with interest thereon from _____ date _____ at the rate of 18% per centum per annum, to be paid: monthly

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, City of Greenville, according to a survey of Webb Surveying and Mapping Company, dated October 17, 1978, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the corner of Rhett Street and Ferguson Street and running thence with Rhett Street, S. 71-54 W. 91.14 feet to the right of way of Southern Railroad; thence with said right of way, N. 39-29 W. 48.85 feet; thence with an unopened ST. (Crook St.), N. 18-30 W. 206.76 feet; thence N. 72-57 E. 108.66 feet to Ferguson St.; thence with said Street, S. 18-30 E. 250.3 feet to the beginning corner.

Also, All that certain lot on the corner of Ferguson and Logan Street and having metes and bounds according to the said plat, BEGINNING at the corner of said Streets and running thence, S. 73-31 W. 54 feet; thence S. 18-22 E. 100 feet; thence N. 73-31 E. to Ferguson Street; thence with said Street, N. 18-22 W. 100 feet to the beginning corner.

This being the same property conveyed by deed from James A. McSween unto W. C. Properties, A General Partnership, and recorded the 20 day of August, 1981, in the R.M.C. Office for Greenville County, S. C. in Deed Book 1153 at Page 810.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 30.00

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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.

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