

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE -

Mortgagee's Address:
P.O. Box 6807
Greenville, SC

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
FILED }
4 55 PM '84 }
DORRIS W. HENSLEY }
S.C. }
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, FREDDIE J. MANSOUR,

(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 (\$75,000.00) and NO/100-----Dollars (\$ 75,000.00) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of prime + per centum per annum, to be paid: per terms of note
1% variable

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, in the City of Greenville, being known and designated as the major portion of Lot No. 96 of Park Hill as shown by plat thereof recorded in the RMC Office for Greenville County in Plat Book J at Page 208 and having according to a recent survey entitled Property of Fouade Joseph Elias Mansour prepared by Charles F. Webb, R.L.S., dated November 9, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Aberdeen Drive which iron pin is located 75 feet in a southeasterly direction from the northeastern corner of the intersection of Melville Avenue and Aberdeen Drive and running thence with the line of Lot 97, N. 31-35 E. 165 feet to an iron pin; thence S. 69-57 E. 70.9 feet to an iron pin at the joint rear corner of Lots 95 and 96; thence with the line of Lot 95, S. 31-55 W. 165 feet to an iron pin on the northern side of Aberdeen Drive; thence with the northern side of Aberdeen Drive, N. 69-57 W. 70 feet to an iron pin, the beginning corner.

This is the identical property conveyed unto Mortgagor herein by Deed of Fouade Joseph Elias Mansour (Freddie J. Mansour), dated March 21, 1977, recorded March 22, 1977, in the RMC Office for Greenville County, South Carolina, in Deed Book 1053 at Page 158. Barbara Mansour previously owned a one-half (1/2) interest in the subject property, however, she died on August 29, 1980, devising her interest to Freddie J. Mansour, reference is made to Apt. 1620, file 30, Probate Court for Greenville County, South Carolina.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JUN 27 84
30.00
R.B. 11212

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.