

Mortgagor's Address: P.O. Box 5426, Greenville, S. C. 29606

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
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WHEREAS, BLAKE A. SHEWMAKER, JR. 09 AM '79

(hereinafter referred to as Mortgagor) is well and truly indebted to 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 Sixty-five Thousand and no/100

Dollars (\$ 65,000.00) due and payable
Twenty-one Thousand Six Hundred Sixty-six and 66/100 (\$21,666.66) on March 4, 1981;
Twenty-one Thousand Six Hundred Sixty-six and 66/100 (\$21,666.66) on March 4, 1982; and
Twenty-one Thousand Six Hundred Sixty-six and 68/100 (\$21,666.68) on March 4, 1983.

with interest thereon from date at the rate of ~~XXXXXXXXXXXXXXXXXXXX~~
prime rate plus one-half (1/2%) per cent per annum, to be paid quarterly.

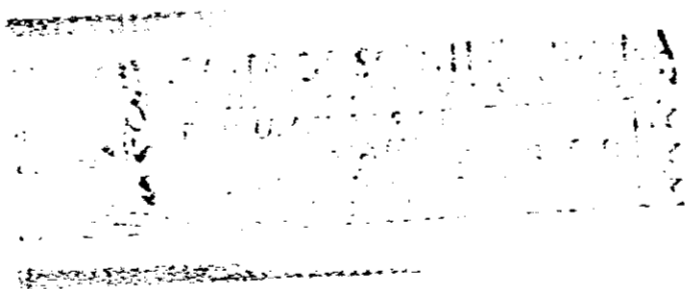
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being known as Unit No. 25-D in Briarcreek Condominiums, Horizontal Property Regime, situate on or near the southerly side of Pelham Road, as more particularly described in Master Deed and Declaration of Condominium, dated September 20, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 989 at page 205.

This mortgage is junior in lien to that mortgage given by Mills H. Hughey, Jr. to First Federal Savings and Loan Association in the original sum of \$34,650.00 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1416 at page 86, said mortgage having been subsequently assumed by the Mortgagor herein.

The property mortgaged herein is the same property conveyed to the Mortgagor herein by deed of Mills H. Hughey, Jr., dated July 10, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1082 at page 899.



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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 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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