

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 24 3 38 11 '83
DONNIE S. L. R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

WHEREAS, Donald F. Richards and Patricia M. Richards

(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

Fifty-Four Thousand and No/100----- Dollars (\$ 54,000.00) due and payable

in accordance with the terms of a note of even date

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

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

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 315 as shown on a plat of Sector VII, Botany Woods recorded in the Office of the RMC for Greenville County in Plat Book YY at Pages 76 and 77, reference to said plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagor herein by deed of Denny R. Rinehart dated June 24, 1983, to be recorded herewith.

This mortgage is second and junior in lien to that certain mortgage given by the Mortgagors herein to Alliance Mortgage Company of even date to be recorded herewith in the original amount of \$58,000.00.

ALSO:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 6 situate on the Southern side of Woodharbor Drive as shown on plat of Woodharbor recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 37, reference to said plat being craved for a metes and bounds description thereof.

This mortgage is second and junior in lien to that certain mortgage given by the Mortgagors herein to South Carolina Federal Savings and Loan Association in the original amount of \$40,100 recorded in the Office of the RMC for Greenville County in Mortgage Book 1505 at Page 936.

This is the same property conveyed to the Mortgagor by deed of Nathan A. Cole and Hilda S. Cole recorded June 24, 1980, in Deed Book 1127 at Page 969.

A00 3 45351A01

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
JUN 24 1983
\$ 21.60

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.

