

80-161-241

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 1 2 22 PM '93

DONNE

WHEREAS, ADGER ARMSTRONG, JR. and DOROTHY E. ARMSTRONG

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Community Bank  
P.O. Box 155  
Simpsonville, SC 29681

(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 EIGHT THOUSAND THREE HUNDRED SIXTY NINE and 76/100--  
-----Dollars (\$8,369.76-----) due and payable

as per note executed this date or any future modifications, extensions or renewals thereof

with interest thereon from date at the rate of per note per centum per annum, to be paid per 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, known as Lot 13 on plat of West Georgia Heights, Plat 2, recorded in Plat Book WW, page 149 and located at the intersection of Seminole Road and Neely Ferry Road in the City of Simpsonville; reference being made to said plat for a metes and bounds description.

This being the same property conveyed to the Mortgagors herein by deed of Mary Lou G. Hood, recorded December 24, 1975, in the RMC Office for Greenville County, in Deed Book volume 1029, page 364.

This mortgage is second and junior in lien to that mortgage between Adger Armstrong and Dorothy E. Armstrong to Banker's Trust, recorded November 4, 1980, in mortgage book 1523, page 369.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
JUL 1 '83  
TAX  
\$ 02.76  
PB 11219

2 JUL 1 83 1200

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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