

89-1315-74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
JUL 7 3 47 PM '83
DONNE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DALTON D. GUNTER AND JACQUELINE T. GUNTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, P. O. Box 6807, Greenville, SC 29606

(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 One Hundred Thousand and No/100 (\$100,000.00)-----

Dollars (\$ 100,000.00) due and payable

ON DEMAND

with interest thereon from date at the rate of prime ~~percent~~ plus one and one-half (1 1/2%) percent 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.

ALL that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, located on the Northwest side of Ray Road about one-half mile from the Reedy Fork Baptist Church and shown as Tract 1, containing 27.10 acres, on a plat made by W. J. Riddle, Surveyor, September, 1952, as the property of J. M. Ray, known as estate of J. D. Ray, said plat recorded at the RMC Office for Greenville County, South Carolina in Plat Book T, page 466, with reference being made to said plat for courses and distances.

THIS being the same property conveyed unto Dalton D. Gunter and Jacqueline T. Gunter by deed of Jesse M. Ray, Jr., Mary Ray James and Frances Ray Clark by deed recorded in the RMC Office for Greenville County, S. C. in Deed Book 1149, page 656 on June 10, 1981.

THIS mortgage is second in priority to that unto The Federal Land Bank of Columbia, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1607, page 947, on May 25, 1983.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP TAX \$ 40.00

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.

0074

74328-10-2