P.O. Box 6807 Greenville, S. C.

MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAIL, GREENVILLE, S.C.

val 1659 1451 461

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREEN TO S. MORTGAGE OF REAL ESTATE

10 53 ATO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Roddy B. Ledford and Linda G. Ledford $h.B.\mathfrak{C}$

(hereinalter referred to as Mortgagor) is well and truly indebted unto

Community Bank

(hereinsfter 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

WORNER AND SOME SOME SEED AND SOME SEED AND SOME SOME SEED AND SOME SOME SEED AND SOME SEED SEED AND SOME SEED AN

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgigor'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 Mortgager 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 with all buildings and improvements thereon, situate, lying and being on the northwestern side of Hammett Road in Greenville County, South Carolina being known and designated as Lot No. 128 as shown on a plat entitled PORTION OF SECTION NO. 2, RIVERDOWNS prepared by Piedmont Engineers, Architects and Planners dated September 22, 1975, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-D at Page 91 and revised February 11, 1976 and recorded in Plat Book 5-P at Page 15, reference to the plat recorded in Plat Book 5-P at Page 15 is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the mortgagors by deed of Southland Properties, Inc. recorded February 19, 1976 in Deed Book 1031 at Page 813.

This mortgage is given to secure a note executed this date RBL Enterprises, Inc. to Community Bank in the sum of \$180,000.00.

STAMP TAX

logither with all and singular right, members, heiditaments, and appurtenances to the same belonging in any way incident of appertain 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 Wal 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 Mortgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

A CONTRACTOR OF