

Mortgagee's Address: 416 E. North Street, Greenville, S.C.

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MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } OFFICE OF THE REGISTER

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

WHEREAS, Michael Patrick Keeshen
R.M.C.

(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 Thirteen Thousand Eight Hundred and 06/100ths -----

-----Dollars (\$13,806.00) due and payable
in accordance with the terms of said note, the maturity date of which, unless
sooner paid, is May 15, 1989.

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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:

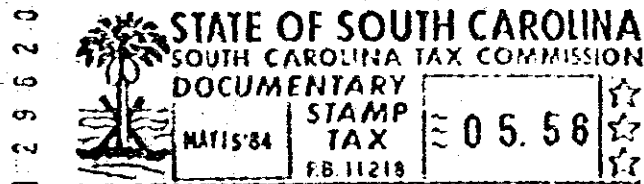
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, on the Southwest corner of Robinson and Randall Streets, in the City of Greenville, and being known and designated as Lot C, according to plat recorded in the Office of Register Mesne Conveyance in and for Greenville County, in Plat Book G, Page 255, and having the following metes and bounds:

BEGINNING at the intersection of Randall Street and Robinson Street and running thence along Randall Street, N. 85-00 W. 130 feet to an iron pin; thence along the line of Lot B, S. 2-20 W. 50 feet to corner of Lot D; thence along line of Lot D, S. 85-00 E. 130 feet to an iron pin on Robinson Street; thence along said Robinson Street N. 2-20 E. 50 feet to the beginning.

The above described property is the same property conveyed to the Mortgagor by deed of Robert E. Lee, Jr. recorded August 4, 1981 in Deed Book 1152 at Page 959.

This mortgage is second and junior in lien to that certain mortgage given to Citizens Building and Loan Association dated May 25, 1984 and recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1643 at Page 22.



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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 is 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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