

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Vol. 13 6807
City, 29606

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

VOL 1873 PAGE 795

WHEREAS,

Securtiy Investments, Inc and Richard Leggett, Individually and as President for Security Investments, Inc.

(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

-----Fouty Thousand and No/100----- Dollars (\$ 40,000.00-----) due and payable

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

365 days from date with interest payable monthly

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, on the east side of Poinsett Highway, adjacent to the property of New Liberty Baptist Church and being shown on plat dated September 1967 and recorded in the RMC Office for Greenville County in Plat Book 000, Page 165, and shown on a more recent plat prepared by Campbell and Clarkson Surveyors, dated May 3, 1973 entitled "SKYVIEW ESTATES", recorded in the RMC Office for Greenville County in Plat Book 7C, Page 48, containing 21.52 acres and 22 lots thereon. Reference is made to said plat for a more complete description thereof.

This is the identical property conveyed to the motgagor herein by deed of Royal Constructuin Co. dated August 8, 1974, and recorded in the RMC Office for Greenville County in Deed Book 1004, Page 570 August 9, 1974.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JUL 23 1974
12.00

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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 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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