

GREENVILLE CO. S. C.

P. O. Box 5340
Greenville, S. C. 29606

BOOK 1401 PAGE 248

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, We, B. E. Patterson and Pauline R. Patterson
(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

Four thousand four hundred eighty-three and 68/100 Dollars (\$ 4,483.68) due and payable

as stated in Note

with interest thereon from April 29, 1977 at the rate of 12.5% per centum per annum, to be paid: according to terms of 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:

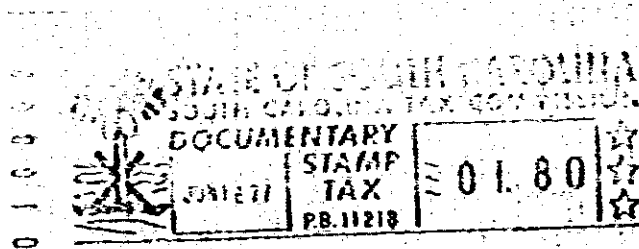
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 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 northern side of Merrifield Drive, being shown and designated as Lot 14 on a Plat of MERRIFIELD PARK, recorded in the RMC Office for Greenville County in Plat Book 000, at Page 177, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Merrifield Drive, joint front corner of Lots 13 and 14, and running thence with the common line of said Lots, N 19-00 E, 205.7 feet to an iron pin; thence S 75-58 E, 110.4 feet to an iron pin, joint rear corner of Lots 14 and 15; thence along the common line of said Lots, S 19-00 W, 215.2 feet to an iron pin on Merrifield Drive; thence along said Drive, N 71-00 W, 110 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Robert W. Jones and Carol P. Jones, by deed dated June 8, 1977, and recorded in Deed Book 1058, at Page 195.

This mortgage is junior to that certain mortgage in favor of First Federal Savings & Loan Association of Greenville covering this property.



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.

(CONTINUED ON NEXT PAGE)

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