

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, A. J. MAULDIN, JR.

(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 Twenty Six Thousand Six Hundred Ninety Three and 40/100---

----- Dollars (\$ 26,693.40) due and payable

in accordance with terms of note of even date herewith

including
/XXX interest thereon from date at the rate of 12.00APR per centum per annum, to be paid: 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, being known and designated as Lot No. 36 of a subdivision entitled "Extension of Section One, Brookwood Forest" according to a plat thereof prepared February 13, 1963, by C. C. Jones, C.E. and recorded in the R.M.C. Office for Greenville County in Plat Book XX, Page 96 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Charing Cross Road at the joint front corner of Lots Nos. 35 and 36 and running thence with the joint line of said lots S. 71-35 E., 171.6 feet to an iron pin on the bank of a branch, the center line of which is the rear property line and running thence S. 12-50 W., 76.8 feet to an iron pin on the bank of said branch, joint rear corner of Lots Nos. 36 and 37; and running thence with the joint line of said lots N. 79-22 W., 178.5 feet to an iron pin on the eastern side of said Charing Cross Road, joint front corner of Lots Nos. 36 and 37; thence with the eastern side of said road N. 16-18 E., 64.8 feet to an iron pin; thence continuing with the eastern side of said road N. 18-25 E., 36 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of A. J. Mauldin recorded in the R.M.C. Office for Greenville County on July 24, 1967, in Deed Book 824, Page 199.

This mortgage is junior in lien to that certain mortgage executed by Mauldin Construction Company on October 19, 1964, in favor of First Federal Savings & Loan Association, recorded in the R.M.C. Office for Greenville County on October 21, 1964, in Real Estate Mortgage Book 976, Page 25.

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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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