

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, LARRY A. CARVER,

hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK, Greenville, South Carolina

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 -----Eight Thousand Five Hundred Eighty-two and

88/100-----

Dollars \$ 8,582.88

as set out in Note of even date herewith

with interest thereon from _____ date _____ at the rate of 12.5 _____ per centum per annum, to be paid with principal

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, it 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, near Greenville, South Carolina, shown as Lot No. 126 on plat of Avon Park recorded in the RMC Office for Greenville County in Plat Book KK, at page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Avon Drive at the corner of Lot No. 125 and running thence S. 20-09 E. 200 feet to an iron pin; thence S. 69-51 W. 80 feet to an iron pin; thence N. 20-09 W. 200 feet to an iron pin on said Drive; thence with said Drive, N. 69-51 E. 80 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein and to Patricia M. Carver by deed of S & J Realty, Inc., dated March 27, 1968, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 840, at page 510 on March 28, 1968.

This mortgage is second and junior in lien to that mortgage to Collateral Investment Co., in the sum of \$16,300.00 recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1087, at page 547.

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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