

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
NOV 13 1978
GREENVILLE CO. S.C.

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

WHEREAS, HYMAN J. BRAND and JANET A. BRAND,

(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 in-
corporated herein by reference, in the sum of

EIGHTY THOUSAND AND NO/100 -----Dollars (\$ 80,000.00) due and payable

Per terms of note of even date herewith.

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

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:

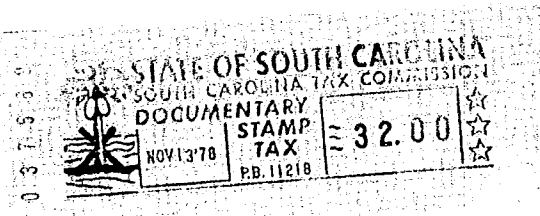
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being
in the State of South Carolina, County of Greenville, in the City of Greenville, being shown
as Lot No. 12 on Plat of Section C, Gower Estates, made by R.K. Campbell,
and others, Engineers, April, 1963, recorded in the R.M.C. Office for
Greenville County, S.C., in Plat Book YY, at Page 113, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Parkins Mill Road at the
joint front corner of Lots 12 and 13 and runs thence with the line of
Lot 13, N. 74-26 E. 250-feet to an iron pin; thence N. 15-34 W. 150-feet
to an iron pin on the south edge of a proposed street; thence along
said proposed street S. 74-26 W. 225-feet to an iron pin; thence with
the curve of said proposed street and Parkins Mill Road (the chord
being S. 29-26 W. 35.3-feet) to an iron pin on the east edge of Parkins
Mill Road; thence along Parkins Mill Road, S. 15-34 E. 125-feet to the
beginning corner.

This being the same property conveyed to the mortgagors by deed of
Richard D. Smith and Barbara W. Smith as recorded in the R.M.C. Office
for Greenville County in Deed Book 806, at Page 130 on September 9, 1966.

This mortgage being junior in lien to that certain mortgage to First
Federal Savings & Loan Association as recorded in the R.M.C. Office
for Greenville County in Mortgage Book 944, at Page 135 on December 20,
1963, and having an approximate balance of \$ 20,565.79.

GCTG --- IN 1378 1578



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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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