MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BERNHARD LUDVIGSEN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

Three thousand and No/100ths---------- DOLLARS ($3,000.00),

with interest thereon from date at the rate of 12.50% per centum per annum, said principal and interest to be repaid:

ninety days from date.

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, shown as the north-eastern one-half of Lot 13 of Block M on plat entitled O.P. Mills property, recorded in Plat Book C at Page 176 and having the following metes and bounds:

BEGINNING at an iron pin on the western side of Grove Road which is 180 feet from the intersection of Grove and Augusta Road and running thence with the western side of Grove Road S. 45-27 W. 50 feet to an iron pin; thence with a new line through Lot 13 N. 48-22 W. 181 feet to an iron pin; thence N. 45-27 E. 50 feet to an iron pin; thence S. 48-22 E. 180.4 feet to the point of beginning.

DERIVATION: Deed of Leroy K. Williamson and Margaret B. Williamson, recorded July 29, 1976 in Deed Book 1040 at Page 314.

THE lien of this mortgage is junior and secondary to that mortgage executed by the mortgagor on November 3, 1976 to Fidelity Federal Savings and Loan Association in the original amount of $16,800.00, recorded in Mortgage Book 1382 at Page 499 and re-recorded in Mortgage Book 1383 at Page 238.

DOCUMENTARY STAMP TAX
MAR-9'79
P.B. 11218
$01.20

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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