

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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MAR 2 1 08 PM '80  
R.M.C. OFFICE  
GREENVILLE

BOOK 1499 PAGE 876

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALBERT F. OSTEEN AND CLYDEANE R. OSTEEN

(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 EIGHTEEN THOUSAND SIX HUNDRED NINETY ONE AND 43/100-----

----- Dollars (\$ 18,691.43 ) due and payable  
as follows: Interest only from date of note through March 21, 1981, with said interest to be paid monthly. Beginning March 22, 1981, principal and interest will be amortized over a five year period with the first payment being due May 1, 1981, and continuing on the same day each month thereafter until paid in full.

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, being shown and designated as Lot No. 27 of Mountainbrooke Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4F, Page 47, reference to said plat being hereby craved for a more particular description.

This is the same property conveyed to the mortgagors by deed of George Stanley Harding, III and Joanne E. Harding recorded in the R.M.C. Office for Greenville County on June 27, 1977, in Deed Book 1059, Page 291.

This mortgage is junior in lien to that certain mortgage executed in favor of Cameron-Brown Company recorded in the R.M.C. office for Greenville County in Real Estate Mortgage Book 1288, Page 327.

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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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