

MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE -
S. C.

BOOK 1500 PAGE 937

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } MORTGAGE OF REAL ESTATE

APR 17 3 55 PM '80

NOTARY PUBLIC TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagee's Address: Post Office Box 6807
Greenville, South Carolina

WHEREAS, Randall D. Grice and Betty L. Grice

(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 thousand and no/100ths

-----Dollars (\$20,000.00) due and payable

in equal monthly installment of Five hundred fifty-five and 43/100ths (\$555.43) Dollars beginning June 1, 1980, and continuing on the 1st day of each month until paid in full, payments including

interest thereon from April 17, 1980 at the rate of 22% 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 Mortgagee 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:

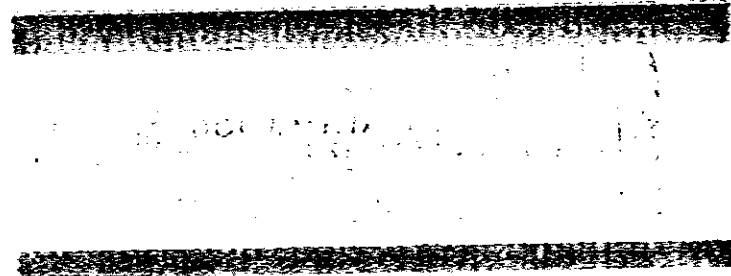
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 of Block "J" on the plat of the Melrose Land Company property, which plat is of record in the R. M. C. Office in and for the county aforesaid in Plat Book "A" at page 157, and being more particularly described as follows, to wit:-

BEGINNING at the intersection of Summit Avenue and Oak Street and running thence with Oak Street 140 feet to an alley; thence with said alley 50 feet to joint corner of lots No. 1 and 2; thence with line common to said lots No. 1 and 2 to a point on Summit Avenue, thence with Summit Avenue 50 feet to the beginning corner.

ALSO ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within or near the corporate limits of the City of Greenville, being shown and designated as Lot No. Two (2) in Block J, on plat of Melrose Land Company recorded in Plat Book A, at page 157, in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, said lot having a frontage of fifty (50) feet on Summit Avenue, which is now known as McGarity Street, and running back therefrom in parallel lines a depth of one hundred forty (140) feet.

This is the same property conveyed to the Mortgagors by deed by J. G. Blair recorded in the R. M. C. Office for Greenville County in Deed Book 1124 at page 231, said deed being recorded on April 17, 1980.

This is a purchase money first mortgage on the above described property.



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 such 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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