

Mortgage stamps based on \$18,500.00

REC. 1505 PAGE 81

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: FILED

30. S. C.

MORTGAGE OF REAL ESTATE

DEHN

100 PH '80
MAYERSLEY
M.C.

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Carl M. Dunlap, Jr., and Mary L. Dunlap

(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 Thirty Thousand Eight Hundred Sixty Five & 80/100 Dollars (\$30,865.80) due and payable

June 15, 1987

with interest thereon from date at the rate of 16.0 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 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, City of Greenville, being shown and designated as Lot No. 6 on plat of Property of G. DeWitt Auld, recorded in the RMC Office for Greenville County, SC in Plat Book "J", at Page 211, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING ag an iron pin on the northerly side of Charlotte Street at the southeasterly corner of Lot No. 5 and running thence N. 26-01 164.85 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; running thence S. 59-50 E. 70.26 feet to an iron pin; running thence with line of Lot No. 7, S. 26-01 W. 160.05 feet to an iron pin on Charlotte Street; thence with Charlotte Street as the line, N. 63-59 W. 70 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of A. L. Boyter and Betty M. Boyter, recorded October 28, 1975 in the RMC Office for Greenville County in Deed Book 1026, at Page 419.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
RECORDS
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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