

S.C.
1980
KEY
1508 488
State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 22nd day of July, 1980

by BRIDGET GUARINO-----

(hereinafter referred to as "Mortgagor") and given to COMMUNITY BANK, Greenville, South Carolina-----

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 6807, Greenville, South Carolina, 29606-----

WITNESSETH:

THAT WHEREAS, Bridget Guarino and Frank Guarino-----
is indebted to Mortgagee in the maximum principal sum of Sixty-Two Thousand Seven Hundred
Eleven and 11/100----- Dollars (\$ 62,711.11-----), which indebtedness is
evidenced by the Note of Bridget Guarino and Frank Guarino----- of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 48 months after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$ 62,711.11-----, plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land, together with all buildings and
improvements thereon, situate, lying and being on the Northeastern
side of Halidon Road, in the City of Greenville, Greenville County,
South Carolina, being shown and designated as Lot No. 7 and a portion
of Lot No. 5 on a plat of BARKSDALE, property of Huguenin & Douglas,
made by Dalton & Neves, Engineers, recorded in the RMC Office for
Greenville County, South Carolina, in Plat Book QQ, pages 118 and 119,
and having, according to a survey of the revision of Lots 3, 4, 5, 7,
9 and 10 of Barksdale, made by Campbell and Clarkson, dated February 21,
1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Halidon Road at
the joint front corners of Lots No. 7 and 8 and running thence along the
common line of said lots, N. 39-09 E., 226.8 feet to an iron pin; thence
N. 15-00 E., 48.6 feet to an iron pin; thence along a new line, N. 15-00
E., 28.3 feet to an iron pin; thence along a new line, N. 29-45 W., 22.1
feet to an iron pin; thence along a new line, S. 62-15 W., 36.7 feet to
an iron pin; thence along the line of Lots No. 5 and 6, S. 67-45 W.,
265 feet to an iron pin on Halidon Road; thence along the Northeastern
side of Halidon Road, S. 39-12 E., 200 feet to an iron pin, the point
and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of
Douglas O. Felt and Linda C. Felt recorded in the Greenville County RMC
Office in Deed Book 1004 at Page 124 on August 1, 1974.

This mortgage is junior in priority to that certain note and mortgage
heretofore given and granted to Fidelity Federal Savings and Loan
Association recorded in the Greenville County RMC Office in REM Book 1318
at Page 525 on August 1, 1974.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident
or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto
(all of the same thing do or part of the Property and included in any reference thereto).

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