

State of South Carolina

BOOK 1510 PAGE 720

RECORDED  
O.S.C.

Mortgage of Real Estate

County of GREENVILLE

1980

THIS MORTGAGE made this 22nd day of July, 1980

by FRANK GUARINO, VINCENT A. GUARINO and SALVATORE J. 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, Frank Guarino, Vincent A. Guarino and Salvatore J. Guarino is indebted to Mortgagee in the maximum principal sum of Ninety Thousand and No/100 Dollars (\$ 90,000.00), which indebtedness is evidenced by the Note of Frank Guarino, Vincent A. Guarino and Salvatore J. 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 \$ 90,000.00 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 certain piece, parcel or lot of land, located, lying and being near the City of Mauldin, in the State of South Carolina, County of Greenville, as shown on plat by Carolina Engineering & Surveying Company, dated December 11, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Old Mill Road and running thence S. 41-05 W., 300 feet to a point; thence running N. 58-27 W., 150 feet to a point; thence running N. 41-05 E., 300 feet to an iron pin on the Southern side of Old Mill Road; thence running with said Old Mill Road S. 58-27 E., 150 feet to the point and place of beginning.

This mortgage is junior in priority to that certain note and mortgage heretofore given and granted to The South Carolina National Bank recorded in the Greenville County RMC Office in REM Book 1346 at Page 188 on August 14, 1975.

This is the same property conveyed to the Mortgagors herein by deed of GIS Tools & Supplies, Inc., recorded in the Greenville County RMC Office in Deed Book 972 at Page 12 on April 5, 1973.

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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 being deemed part of the Property and included in any reference thereto).

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