

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
AUG 15 4 43 PM '80  
DONNIE S. FANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert D. Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Greenville, South Carolina

(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  
One Hundred Thousand and no/100ths-----Dollars (\$100,000.00 ) due and payable

with interest thereon from even date at the rate of prime + one per centum per annum, to be paid: as set forth in said note.

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:

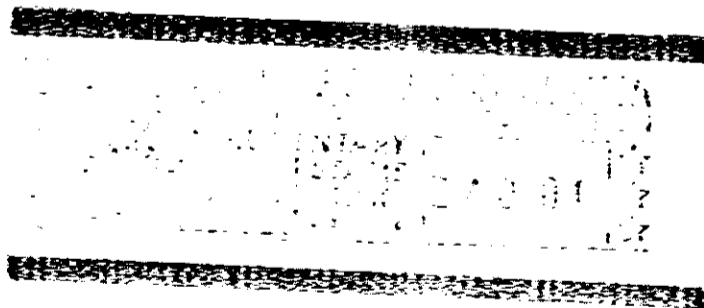
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as part of Lot 4, Lots 5 and 6 as shown on plat of Flynn Estates, made by H. S. Brockman, RLS, recorded in the RMC Office for Greenville County, South Carolina in Plat Book W, Page 195 and having the following netes and bounds, to-wit:

BEGINNING at a point on Shady Lane at the south west corner of Lot 6 and running thence along Shady Lane N 22-25 W 200 feet to an iron pin; thence N 67-35 E 286 feet to a point in the rear line of Lot 4; thence S 22-25 E 200 feet to an iron pin in the front line of Lot 4; thence S 67-35 W 286 feet along Wade Hampton Boulevard (U. S. Highway 29) to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by Deed of V. L. Turner and Sandra B. Loftis as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 965, Page 312 on January 22, 1973.

This mortgage is second and junior in lien to that certain mortgage given to First Federal Savings and Loan Association of Greenville, South Carolina as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1447, Page 601 on October 19, 1978.

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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 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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