WHEREAS,

RALPH L. OGDEN ARELLYRIC P. OGDEN

(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 Sixty-five thousand and no/100ths-----\_\_\_\_\_Dollars (\$ 65,000.00 ) due and payable

as set out in the terms of the guaranty agreement executed by the mortgagors and dated December 22, 1981.

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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 Mortgager in hand well and truly paid by the Mortgagee at and before the scaling 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, on the terminus of Huntington Court, Butler Township, County of Greenville, State of South Carolina, being known and designated as Lot 33 as shown on a recent plat prepared by Carolina Surveying Company, having 2.37 acres, more or less, entitled "Ralph L. Ogden and Lyric P. Ogden" recorded in Plat Book 8J at Page 51, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Huntington Court at the joint front corner of Lots Nos. 33 and 34, and running thence with the line of Lot 34, N. 44-40 W. 301 feet to an iron pin in the rear line of Lot No. 31A; thence with the rear line of Lots Nos. 31A and 32, S. 50-20 W. 325 feet to an iron pin in the line of property now or formerly of Greenville City Water Works; thence with the line of Greenville City Water Works property S. 44-40 E. 350 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 36; thence with the line of Lot No. 36, N. 43-21 E. 208.7 feet to an iron pin on the western terminus of Huntington Court; thence with the curve of the western terminus of Huntington Court, the following courses and distances: N. 17-19 W. 50 feet to an iron pin; thence N. 50-10 E. 50 feet to an iron pin; thence N. 77-37 E. 50 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of George T. Achille recorded in the R. M. C. Office for Greenville County, South Carolina on December 15, 1980 in Deed Book 1138 at Page 913.

This mortgage is junior in lien to that certain mortgage given by the mortgagors to Carolina Federal Savings & Loan in the amount of \$138,500 dated June 19, 1981 and recorded in the R. M. C. Office for Greenville County, South Carolina in mortgage book 1545 at pages 214 and 218.

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 r ch 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 Invfully seized of the premises heireinabove described it ree 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 Mortgager 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.

GREENVILLE OFFICE SUPPLY CO. INC. 

221

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