

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 1551 PAGE 128

FILED  
GREENVILLE COUNTY S.C.

WHOM THESE PRESENTS MAY CONCERN:

JAN 8 2 31 PM '82

WHEREAS, PAUL E. RUNDBERG and SANDRA L. RUNDBERG

(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 NINE THOUSAND and no/100----- Dollars (\$ 9,000.00 ) due and payable

in accordance with the terms of said Note,

with interest thereon from date at the rate of eighteen 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, being known and designated as Lot No. 216 on a Plat of DEVENGER PLACE, SECTION 11, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C, Page 91, reference to which is hereby carved for the metes and bounds thereof.

The above described property is the same property conveyed to Paul W. Rundberg and Sandra L. Rundberg by deed of John A. Bolen, Inc., dated February 9, 1981, and recorded in the RMC Office for Greenville County, South Carolina, on February 9, 1981, in Deed Book 1142, Page 454.

The within Mortgage is junior in lien to that certain Note and Mortgage given to First Federal Savings and Loan Association in the original amount of \$67,200.00, dated August 11, 1980, and recorded in the RMC Office for Greenville County, South Carolina, on August 12, 1980, in Mortgage Book 1510, Page 691.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
JAN 8 1982

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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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