

MARCHBANKS, CHAPMAN, & HARTER, P.A.

111 TOY STREET, GREENVILLE, S. C. 29603

BOOK 1586 PAGE 916

MORTGAGE OF REAL ESTATE -

Mortgagee's address: P. O. Box 6807  
Greenville, SC  
29606

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

NOV 24 1 03 PM '82

JOHN H. HANNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. E. Fletcher and Lillian C. Fletcher

(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 Thirty Thousand Forty-Eight and no/100 Dollars (\$30,048.00) due and payable

as provided per terms of note of even date

with interest thereon from date at the rate of 18% 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.

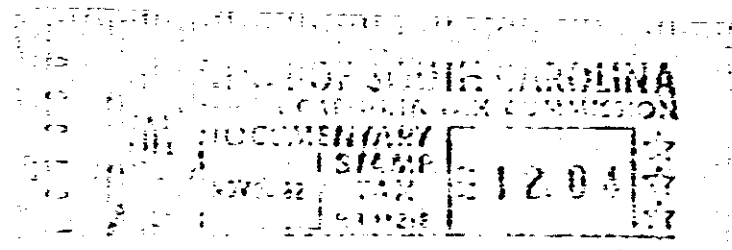
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 shown as Lot No. 36 on plat of Section 2, Parkdale, recorded in the R.H.C. Office for Greenville County in Plat Book BBB at Page 121, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northerly side of Birchbark Drive, said pin being the joint front corner of Lots 36 and 37, and running thence with the northerly side of Birchbark Drive, S. 84-09 W. 80 feet to an iron pin; thence continuing with said Drive, N. 74-14 W. 80 feet to an iron pin, the joint front corner of Lots 35 and 36; thence with the common line of said lots, N. 21-35 E. 156 feet to an iron pin, joint rear corner of Lots 35 and 36; thence S. 83-58 E. 57.4 feet to an iron pin; thence with common line of Lots 36 and 37, S. 15-20 E. 158.3 feet to an iron pin at the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Joe E. Hawkins Enterprises, Inc. dated October 14, 1969 and recorded on October 16, 1969, in Deed Book 877 at Page 514 in the R.M.C. Office for Greenville County.

This mortgage is second and junior in priority to that certain mortgage given by the Mortgagors herein to First Federal Savings & Loan Association dated October 14, 1969 and recorded in the R.M.C. Office for Greenville County on October 16, 1969, in R. E. M. Book 1139 at Page 580, in the original amount of \$17,300.00.



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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