

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
17 2 55 PM '83
R.M.C.
DONNIE S. HARRISLEY

WHEREAS, GARY WAYNE HOLDER

(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

SIX THOUSAND FOUR HUNDRED SEVENTY FIVE AND NO/100 Dollars (\$ 6,475.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from date at the rate of 16.28 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 and designated as Lot 55 on a plat entitled "Subdivision for UNION BLEACHERY, Division of Cone Mills Corporation, Greenville, S. C.", made by Piedmont Engineering Service, March, 1959, recorded in the RMC Office for Greenville County in Plat Book QQ, at Pages 80 and 81, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on Brooks Avenue, joint front corner of Lots 54 and 55, and running thence with the common line of said Lots, S. 52-01 W. 152.0 feet to an iron pin; thence with the rear line of Lots 34 and 55, N. 38-19 W. 58.8 feet to an iron pin; thence with the common line of Lots 55 and 56 N. 51-42 E. 151.9 feet to an iron pin on Brooks Avenue; thence with the said Brooks Avenue, S. 38-26 E. 59.5 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed of Elizabeth R. Evington and Lewis R. Evington, dated July 26, 1977 and recorded August 2, 1977 in the RMC Office for Greenville County in Deed Book 1061 at Page 709.

THIS mortgage is junior in lien to that certain mortgage in favor of Aiken Speir, Inc., dated August 2, 1977 and recorded in the RMC Office for Greenville County in REM Book 1405 at Page 882 in the original amount of \$12,550.00.

RECORDED
FEB 17 1983

077

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS & DEEDS
STAMP
FEB 17 1983

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 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.

4328-RV-21