

MORTGAGE INDIVIDUAL
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
10 58 AM '83
R.M.C.

Box 6807, Greenville, S. C. 29609

BC 1602 PAGE 158

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B. KENNETH BOLT

(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 Fifty-three Thousand and no/100ths

Dollars (\$ 53,000.00) due and payable

as set forth in said note,

with interest thereon from date at the rate of 12.5 per centum per annum, to be paid at maturity.

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 piece, parcel or tract of land, with all buildings and improvements, containing 8.536 acres more or less, situate, lying and being on the eastern side of Hudson Road, in Butler Township, Greenville County, South Carolina, being a portion of the M. E. Hudson and Lillian Morgan Hudson Homeplace adjoining Merrifield Park Subdivision and being shown on a survey for KENNETH BOLT made by Freeland & Associates, Surveyors, dated September 29, 1980, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-F, page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the right of way of Hudson Road at the corner of property owned by Albert M. Hicks, et al, and running thence N. 6-57 E., 345.3 feet to an iron pin; thence along the line of property of Aileen H. Pierson, et al, S. 84-15 E., 154.1 feet to an iron pin; thence continuing along said line, N. 57-45 E., 105.9 feet to an iron pin; thence continuing along said line, N. 24-03 E., 239.8 feet to an iron pin in the line of Merrifield Park Subdivision; thence continuing along the line of said property, S. 59-47 E., 432.3 feet to an iron pin; thence continuing along the line of said property, S. 68-29 E., 110.2 feet to an iron pin; thence S. 7-32 W., 263.5 feet to an iron pin; thence continuing along the line of said property, S. 29-56 W., 99.9 feet to an iron pin; thence along the line of property of Albert M. Hicks, et al, N. 61-34 W., 411.5 feet to an iron pin; thence continuing along the line of said property, S. 87-13 W., 542.0 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of Aileen H. Pierson, Mary H. Brewster, et al, etc., recorded October 20, 1980, in Deed Book 1135, page 810, in the RMC Office for Greenville County, S. C.

The within mortgage is secondary and junior in lien to a first mortgage covering two acres given to First National Bank of South Carolina, in the original sum of \$145,000.00 recorded in Mortgage Book 1557, page 200, on November 6, 1981.

The within mortgage is further secondary and junior in lien to a first mortgage covering the remaining 6.536 acres of the above described property given to Aileen H. Pierson, et al, recorded October 20, 1980 in Mortgage Book 1521, page 294,

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.