

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: TERRY E. WILLIAMS AND ROSEANNA H. WILLIAMS

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto COMMUNITY BANK

, a corporation
organized and existing under the laws of South Carolina, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by
reference, in the principal sum of Ten Thousand and no/100's -----
Dollars (\$ 10,000.00),

with interest from date at the rate of ten and one-one hundredth per centum (10.01 %) per annum until paid, said principal and interest being payable at the office of Community Bank in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Fifty-four and 25/100's ----- Dollars (\$ 254.25), commencing on the ~~first~~ 8th day of August, 1983, and on the ~~first~~ day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the ~~first~~ 8th day of July, 1987.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Northside Circle, and known and designated as Lot No. 6 on Plat of Northside Heights, prepared by C. F. Webb, RLS, March 1959, and recorded in the Office of the RMC for Greenville County in Plat Book MM, at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Northside Circle at the joint front corner of Lots Nos. 5 and 6 and running thence with the joint line of said Lots S. 16-50 W., 228 feet to an iron pin at a Branch; thence running with said Branch N. 56-40 W., 142 feet to an iron pin at the joint rear corner of Lots Nos. 6 and 7; thence running with the common line of said Lots N. 35-13 E., 178 feet to an iron pin on the southern side of Northside Circle; thence running with said Northside Circle S. 71-22 E., 40 feet to an iron pin; thence N. 80-05 E., 44.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors by Deed of Levis L. Gilstrap dated April 1, 1973, and recorded in the RMC Office for Greenville County, on April 1, 1974.

This Mortgage is second and junior in nature to that Mortgage given by the Mortgagors to Fidelity Federal Savings and Loan Association in the original amount of \$31,100.00 and recorded in Book 1305 at Pg. 754 in the RMC Office for Greenville County on April 1, 1974.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.