

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
JUL 26 11 30 AM '83
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. HAYERSLEY
R.M.C.

1617-725

WHEREAS, E. DAVID KING and JANE M. KING

(hereinafter referred to as Mortgagor) is well and truly indebted unto

COMMUNITY BANK
221 Plains Dr.
Simpsonville, SC 29681

(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 NINETEEN THOUSAND SIX HUNDRED AND 80/100 Dollars \$ 19,600.80 due and payable

as per note executed this date or any future modifications, extensions or renewals thereof.

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

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, in the Town of Simpsonville, being known and designated as Lot No. 39, of the Subdivision known as Pine Tree, as shown by a plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974, and recorded in the RMC Office for Greenville County, in Plat Book 5-D, page 63. Reference to said plat is hereby craved for a more particular metes and bounds description as appear thereon.

This is the same property conveyed to the mortgagors herein by deed of Builders & Developers, Inc., as recorded in the RMC Office for Greenville County in Deed Book 1055, page 390, recorded on April 26, 1977.

This mortgage is second and junior in lien to that mortgage between E. David King and Jane M. King to Heritage Federal Savings & Loan Association as recorded in the RMC Office for Greenville County in Mortgage Book 1395, page 708, in the original amount of \$29,900.00, recorded on April 26, 1977.

NOTE: Stamps figured on \$14,700.00.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 0 5 8 8

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 incumbrances 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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