

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE FILED

OCT 3 10 40 AM '83

THIS MORTGAGE made this 28th day of September, 1983

by ROBERT LEWANDA BROWN

(hereinafter referred to as "Mortgagor") and given to

COMMUNITY BANK

(hereinafter referred to as "Mortgagee"), whose address is

P. O. Box 6807, Greenville, SC 29606-6807

WITNESSETH:

THAT WHEREAS, ROBERT LEWANDA BROWN is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and no/100----- Dollars (\$100,000.00), which indebtedness is evidenced by the Note of Robert LeWanda Brown of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one (1) year after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$100,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

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, City of Greenville, being known and designated as Lot Nol 19 as shown on plat entitled "Section 2 of the property of Elizabeth L. Marchant" prepared by Dalton & Neves, Engineers, in July 1963 and recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 145 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Fontaine Road at the joint front corner of Lots Nos. 18 and 19 and running thence with the joint line of said lots, N. 30-52 W. 295.6 feet to an iron pin; thence along the line of property now or formerly of Lee, N. 13-40 E. 106 feet to an iron pin; thence N. 27-49 E. 153.1 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 21; thence with the joint line of said lots, S. 19-48 E. 186.5 feet to an iron pin in the bank of a small cree; thence with the joint line of Lots Nos. 19 and 20, S. 19-48 E. 250 feet to an iron pin on the northwestern side of Fontaine Road; thence with said road, S. 61-41 W. 47.9 feet to an iron pin; thence continuing with said road, S. 51-27 W. 75 feet to an iron pin; thence continuing with said road, S. 37-51 W. 27.1 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Elizabeth L. Marchant, recorded June 23, 1967 in Deed Book 822 at Page 290.

This Mortgage is second in priority to the lien of that certain mortgage given by the Mortgagor herein to Fidelity Federal Savings and Loan Association (now American Federal Savings and Loan Association) dated April 30, 1969, recorded May 2, 1969 in Mortgage Book 1124 at Page 441, securing an indebtedness in the original principal amount of \$40,000.00.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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