

RE-RECORD TO ADD "SOUTHERN WALLCOVERING CORPORATION" to last line Page One.

FILED
GREENVILLE S.C.
JUN 11 1984
R.H.C. TANKERSLEY

MORTGAGE

(Participation)

FILED
GREENVILLE CO. S.C.

DONNIE S. TANKERSLEY
day of February

1984-7-377
VOL 1650 PAGE 631

This mortgage made and entered into this 7th day of February 1984, by and between Nelson H. Fredsell, Jr. and Lunda G. Fredsell

(hereinafter referred to as mortgagor) and Community Bank

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greenville, South Carolina

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, at the Northeasterly corner of the intersection of Hathaway Circle and North Warwick Road, being designated as Lot No. 118 of STRATFORD FOREST on subdivision plat recorded in the RMC Office for Greenville County, S. C. in Plat Book KK at Page 89 and having, according to said plat, metes and bounds as shown thereon.

This being the same property acquired by the Mortgagors by deed of William E. Leverette and Hannah B. Leverette dated September 2, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1064 at Page 98 on September 2, 1977.

Mortgagee's Mailing Address: P. O. Box 6807
Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
54.00

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated February 7, 1984 in the principal sum of \$ 135,000.00, signed by Nelson H. Fredsell, Jr. and Lynda G. Fredsell in behalf of Southern Wallcovering Corporation

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