

NET PROCEEDS: \$17,000.00

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

1984 APR 27 50

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GARY D. RENAUD and FAY LYNN F. RENAUD

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE COMMUNITY BANK  
P.O. Box 155

(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 EIGHTEEN THOUSAND TWO HUNDRED SEVENTY-FIVE AND NO/100  
----- Dollars (\$ 18,275.00 ) due and payable

per note executed this date or any future modifications, extension or renewals thereof

with interest thereon from date at the rate of \_\_\_\_\_ 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 piece, parcel or lot of land containing .86 acres, situate, lying and being on the southern side of the intersection of White Pine Drive and Briarwood Court, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 1 on Plat of Ponderosa II, prepared by C. O. Riddle, RLS, dated May 8, 1973, revised December 18, 1973, recorded in Plat Book 5-D at Page 19, and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the western side of Briarwood Court at the joint front corner of Lots 1 and 2 and running thence along the common line of said lots S. 31-45 W., 271.3 feet to an iron pin at the joint rear corner of said Lots; thence N. 37-01 W., 165 feet to an iron pin on the southern side of White Pine Drive; thence along said Drive N. 27-38 E., 176.1 feet to an iron pin at the intersection of said Drive and Briarwood Court; thence N. 72-49 E., 35.25 feet to an iron pin on the western side of Briarwood Court; thence along said Court S. 61-59 E., 143.6 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of H. F. Freeman Construction Company, Inc, dated September 15, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1088 at Page 85 on September 19, 1978.

This mortgage is second and junior in lien to that mortgage between H. E. Freeman Construction Company to Palmetto Savings and Loan as recorded in Mortgage Book 1430 at Page 430 and assumed by Gary D. Renaud and Fay Lynn Renaud as recorded on April 28, 1978.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
APR 27 1984  
TAX \$ 06.80

Together with all and singular rights, members, herditaments, 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.

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