MORIGAGE - INDIVIDUAL FORM

GREENVIELL, S. C. VOL $1679~\mathrm{fix}985$

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

} = 100 m

P. O. Box 6807

MORTGAGE OF REAL ESTATE Greenville, S. C.
29606

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS,

RICHARD F. HEWITT

thereinafter referred to as Morigagor) is well and truly indebted unto COMMUNITY BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incompitated herein by reference, in the sum of Fifty-four Thousand and no/100ths

Dollars (\$ 54,000.00) due and payable

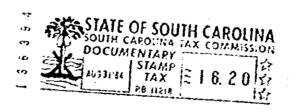
as set forth in said note.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and he these presents does crant, bargain, sell and release unto the Mortgagoe, its successors and assigns.

ALL that certain piece, parcel or unit, situate, lying in the State of South Carolina, County of Greenville, being known and designated as Unit No. L-301 of COURT RIDGE HORIZONTAL PROPERTY REGIME, as more fully described in a Declaration (Master Deed) dated July 30, 1984, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1218, pages 803 through 872, inclusive, and a survey and plot plan recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-M, pages 42, 43, and 44, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortgagor by deed of Court Ridge, Inc., to be recorded simultaneously herewith.



Together with all and angular 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 furtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such furtures and equipment, other than the goal household furniture, be considered a part of the real estate.

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

The Montgagor covenants that it is lawfully seized of the premises bereinabove 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 hers and eccumbrances except as provided herein. The Montgagor further covenants to warrant and forever defend all and singular the said premises unto the Montgagoe forever, from and against the Montgagor and all persons whomsoever lawfully claiming the same or any part thereof

The Mortgagar further covenants and agrees as follows:

A!

4). That this mirigage shall secure the Mirigagee for such further sums as may be advanced hereafter, at the optim of the Mirigagee, for its payment of taxes, insurance premiums, public assessments, repairs or other purposes parsiant to the coverants herein. This mortgage shall alwering the Mirigagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mirigagee so might not established the secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be a inverest in the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.