

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE - Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

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BONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bernhard Ludvigsen

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor 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 incorporated herein by reference, in the sum of Forty Thousand and no/100-----

-----DOLLARS (\$40,000.00--),
with interest thereon from date at the rate of * per centum per annum, said principal and interest to be repaid:

*2 1/2% over the prime rate as determined by Community Bank with interest payable monthly with the entire principal and unpaid interest due and payable six months from date

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,

All those certain pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, City of Greenville, shown as the northeastern 1/2 of Lot 13, and Lot 11, on plat of Block M, Property of O. P. Mills recorded in Plat Book C at page 176 and having such courses and distances as will appear by reference to deed Bernhard Ludvigsen, recorded in Deed Book 1040 at page 394, re-recorded in Deed Book 1046 at page 616.

Being the same property conveyed to Bernhard Ludvigsen by deed recorded July 29, 1976 and re-recorded in Deed Book 1046 at page 616 on November 23, 1976.

SECOND MORTGAGE

16-00
DOCUMENTARY
STAMP
TAX
\$ 16.00
P.S. 11218

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.