MORTGAGE OF REAL ESTATE-Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

Mortgagee's Address: PO Bx 6526 GVL SC 29606

STATE OF SOUTH CAROLINAIE S. TANKERSLEY COUNTY OF GREENVILLE R.H.C.

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MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THEODORE M. EVANS and CAROL ANN PETERS EVANS

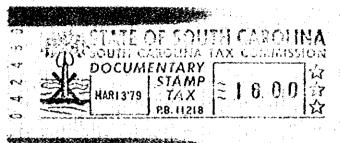
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

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  $12 ext{ } 1/2 ext{ per centum per annum, said principal and interest to be repaid:}$  on demand,



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, situate on the southern side of Morgan Court being shown as Lot No. 18 on a plat of River Downs Subdivision dated July 17, 1974, recorded in Plat Book 4-R at pages 75 and 76 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Morgan Court at the joint front corner of Lot 18 and Lot 19 and running thence with Lot 19 S 3-41 E 289.19 feet to an iron pin at the joint rear corner of Lot 18 and Lot 19; thence S 75-35 W 260 feet to an iron pin at the joint rear corner of Lot 17 and Lot 18; thence with Lot 17 N 19-33 E 387.53 feet to an iron pin on Morgan Court; thence with said Court the following courses and distances: S 75-00 E 36 feet, S 86-00 E 56 feet and N 84-00 E 13 feet to the point of beginning."

This is the same property conveyed to the mortgagors by deed of Southland Properties, Inc., recorded on June 6, 1975 in Deed Book 1019 at page 471 in the RMC Office for Greenville County.

It is understood that this mortgage is junior in lien to a first mortgage to The South Carolina National Bank originally recorded in Mortgage Book 1341 at page 63 in the RMC Office for Greenville County.

"ALSO, 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, known and designated as part of Lot No. 10 on plat of survey made for the Fannie L. Stone Estate by W. D. Neves, April 1915, and recorded in the RMC Office for Greenville County in Plat Book E at page 157 and having

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.

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