LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

BOOK 1529 PAGE 211

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REGISTER OF DEEDS GREENVILLE CO. S.C.
JAN 5 10 37 AM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Brian A. King

(hereinafter referred to as 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 Thirty-Four Thousand and 00/100---------- Dollars ($ 34,000.00) due and payable under the terms of the Note of even 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, the Mortgagee's heirs, 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 northeast side of Seminole Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 84 on plat of Revisions, Section II, Westwood Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina in plat Book 4-F, Page 48, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Seminole Drive at the joint corner of Lots 83 and 84, and runs thence along the line of Lot 83, N. 52-54 E. 243.8 feet to an iron pin in the center of a creek; thence along the center of said creek, the traverse line being S. 32-03 E. 99.1 feet to an iron pin in the center of said creek; thence along the line of Lot 85, S. 57-29 W. 250 feet to an iron pin on the northeast side of Seminole Drive; thence with the curve of Seminole Drive (the chord being N. 26-55 W. 80 feet) to the beginning corner.

THIS being the same property as conveyed to the Mortgagor herein by deed of Donald E. Baltz, Inc. and being recorded in the R.M.C. Office for Greenville County in Deed Book 1076 at Page 116 on March 28, 1978.

This is a second mortgage, junior in lien to that certain mortgage given by Brian A. King to Panstone Mortgage Service on March 28, 1978 and being recorded in the RMC Office for Greenville County in Mortgage Book 1427 at page 232 on March 28, 1978.

The mortgagee's address is: PO Box 6807, Greenville, SC 29606

DOCUMENTARY STAMP TAX 13.60

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 is 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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