E. Maria St., Mortgage of Real Estate. Mail to Donald L. VAN Ripur VOL 1677 HSE182 STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. JOHN M. HUMENIUK AND KAREN S. HUMENIUK

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK, GREENVILLE, SC

(hereinaster referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the sum of Twenty-five Thousand------ Dollars (\$ 25,000.00) due and payable

Interest only for the first six months with the principal amount outstanding at that time to be amortized over a 5 year period on a monthly basis; if necessary, principal amortization can be delayed for an additional 6 months beginning 12 months from the date of the note.

WHEREAS, the Mortgagor may bereafter 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 Mortgagoe 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 Mortgager 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

ALL that lot of land situate at the Southeastern corner of the intersection of Henderson Road and Aldridge Drive, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 60 on plat of Section F of GOWER ESTATES, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ at Page 99, made by R. K. Campbell and Webb Surveying & Mapping Company, November, 1965, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Aldridge Drive, at the joint front corner of Lots Nos. 59 and 60, and running thence along the line of Lot No. 59 N. 70-06 E. 180 feet to an iron pin; thence N. 19-54 W. 105 feet to an iron pin on the Southern side of Henderson Road; thence along Henderson Road S. 75-47 W. 156.3 feet to an iron pin; thence with the curve of Henderson Road and Aldridge Drive (the chord being S. 31-00 W. 31.6 feet) to an iron pin on the Eastern side of Aldridge Drive; thence along Aldridge Drive S. 19-54 E. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Walter H. Monroe et al by deed dated January 8, 1982 recorded January 11, 1982 in the R.M.C. Office for Greenville County in Deed Book 1160 at Page 950.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

> STATE OF SOUTH CAROLINA SOUTH CAROLINA TEX. CONVISSION DOCUMENTARY :-MEITH STAMP E 0 7.50

Together with all and singular rights, members, hered taments, 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 fatted thereto in any marker; it being the intention of the parties hereto that all such futures and equipment, other than the Bual household furniture, be considered a part of the real estate.

O TO HAVE AND TO HOLD, all and singular the said premoes unto the Mortgagee, its heirs, soccessors and assigns, forever.

The Mortgagor covenants that it is Irwfully secred of the premises heareinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, coursey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgager further covenants to warrant and forever defend all and singular the said premises unto the Mortgager forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY DO. INC.

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