

14 11 1979

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
PH '79

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, George S. Begg and Jeane M. Begg

(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 TWENTY THOUSAND AND NO/100

Dollars (\$ 20,000.00) due and payable

in forty-eight (48) consecutive monthly installments of Five Hundred Thirty One and 86/100 (\$531.86) Dollars beginning September 15, 1979, and on the 15th day of each month thereafter until paid in full.

with interest thereon from date at the rate of 12.50% per centum per annum, to be paid: monthly

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, being known and designated as Lot 31 on plat of Foxcroft, Sec. 1, recorded in the RMC Office for Greenville County in Plat Book 4-F at Pages 2,3 & 4 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Queen Ann Road, joint front corner of Lots 30 and 31 and running thence with the joint line of said lots, N. 3-49 W., 165 feet to an iron pin in the line of Lot 14; running thence with the line of Lot 14, N. 86-11 E., 153.1 feet to an iron pin on the western side of Heatherbrook Road; thence with the western side of Heatherbrook Road, S. 3-49 E., 140 feet to an iron pin at the intersection of Heatherbrook Road and Queen Ann Road; thence with the curvature of said intersection, the chord of which is S. 41-11 W., 35.3 feet to an iron pin on the northern side of Queen Ann Road; thence with the northern side of Queen Ann Road, S. 86-11 W., 128.1 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of David A. Lyttle and Bonnie C. Lyttle recorded August 1, 1973 in Deed Book 980 at Page 647, RMC Office for Greenville County, S.C.

This mortgage is second and junior in lien to that certain mortgage to Fidelity Federal Savings and Loan Association recorded in the RMC Office for Greenville County in REM Book 1286 at Page 517 to secure \$44,800.00.

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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 it 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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