

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
3 30 PM '80

BOOK 1503 PAGE 784

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

WHEREAS,

DONOR: HENDERSLEY
R.M.C.
LUCILLE G. HENDLEY

(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 FIFTY THOUSAND AND NO/100 -----

----- Dollars (\$ 50,000.00) due and payable

One (1) Year from date;

with interest thereon from _____ date _____ at the rate of 16% per centum per annum, to be paid: at maturity.

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, near the City of Greenville, being shown as Lot 37 on a plat of Section 3, Wade Hampton Gardens, recorded in Plat Book YY at page 179 in the RMC Office for Greenville County.

This lot is subject to restrictions recorded in Deed Book 749 at page 127 and to all other easements of record which affect said property. This property is also conveyed subject to a 10-foot drainage easement across this property.

The above property was conveyed to the Mortgagor, one-half interest by deed of W. G. Raines, dated March 4, 1969, recorded in Deed Book 863, page 631, in the RMC Office for Greenville County, S.C.; and one-half interest by deed of Dickson L. Hendley, dated November 30, 1973, recorded in Deed Book 991 at page 354, in the RMC Office for Greenville County, S.C.

This mortgage is junior and subordinate to a certain mortgage from Dickson L. Hendley and Lucille G. Hendley to Fidelity Federal Savings and Loan Association, dated March 13, 1969, and recorded in the RMC Office for Greenville County, in Mortgage Book 1119 at Page 469, having a current balance of \$17,811.87.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
INDEXED
FEE \$ 20.00

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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