

State of South Carolina

County of GREENVILLE

GREENVILLE CO. S.C.
FEB 4 4 33 PM '81
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1531 PAGE 730

Mortgage of Real Estate

THIS MORTGAGE made this 3rd day of February, 19 81

by YVONNE S. BYRD

(hereinafter referred to as "Mortgagor") and given to COMMUNITY BANK

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 6807, Greenville, South Carolina, 29606

WITNESSETH

THAT WHEREAS Yvonne S. Byrd and R. Wayne Byrd is indebted to Mortgagee in the maximum principal sum of Eighty Thousand and No/100 Dollars (\$ 80,000.00), which indebtedness is evidenced by the Note of Yvonne S. Byrd and R. Wayne Byrd of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 90 days after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 80,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property

ALL that certain piece, parcel or lot of land, situate, lying and being on the Northern side of Chapman Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 132 as shown on plat entitled "Chanticleer, Section III", dated May 9, 1968, prepared by Campbell & Clarkson, R.S., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW at Page 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Chapman Road at the joint front corner of Lots Nos. 132 and 133 and running thence with the line of Lot No. 133, N. 3-10 E., 211.4 feet to an iron pin at the joint rear corner of Lots Nos. 132A and 133; thence with the line of Lot No. 132A, S. 57-41 E., 168.2 feet to an iron pin on the Western side of the curve of Catesby Vale; thence with the Western side of the curve of Catesby Vale, S. 18-39 W., 20 feet to an iron pin; thence continuing with the Western side of the curve of Catesby Vale, S. 1-49 W., 41.2 feet to an iron pin; thence continuing with the Western side of the curve of Catesby Vale, S. 15-07 W., 50 feet to an iron pin; thence S. 55-55 W., 37.9 feet to an iron pin on the Northern side of Chapman Road; thence with the Northern side of Chapman Road, N. 82-00 W., 22.4 feet to an iron pin; thence continuing with the Northern side of Chapman Road, N. 85-31 W., 79.2 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagor herein by deed of R. Wayne Byrd recorded in the Greenville County RMC office in Deed Book 1128 at Page 801 on July 8, 1980.

This mortgage is junior in priority to that certain note and mortgage heretofore given and granted to First Federal Savings and Loan Association recorded in the Greenville County RMC Office on December 13, 1976.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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