

GREENVILLE
 APR 17 10 45 AM '78
 P. O. Box 6526
 Greenville, S. C. 29606
 MORTGAGE - INDIVIDUAL FORM
 DONNIE S. T. MITCHELL & MITCHELL, P.A., GREENVILLE, S. C.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 BOOK 1428 PAGE 996
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 BOOK 73 PAGE 176

WHEREAS, LORITA M. PERKINS
 (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 Eighty Thousand and no/100ths
 Dollars (\$ 80,000.00) due and payable
 as set forth in said note.

The within mortgage is junior and secondary to a mortgage given to Fidelity Federal Savings and Loan Association.

PAID & SATISFIED
 This 16th Day of Feb, 1981
 [Signature] Carol [Signature]
 [Signature] adm assist

MAR 27 1981
 27019
 STATE OF SOUTH CAROLINA
 DOCUMENTARY STAMP TAX
 32.00

LAW OFFICES
 Mitchell & Atrial
 110 Maaty Street
 Greenville, S. C. 29601
 7132

GREENVILLE
 MAR 27 9 28 AM '81
 DONNIE S. T. MITCHELL & MITCHELL, P.A.
 GREENVILLE, S. C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident of, pertaining, and of all 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 such 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 whosoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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