

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
MAY 5 3 29 PM '71  
JOHN S. TANKERSLEY  
R.M.C.

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

WHEREAS, VARDRY D. RAMSEUR, III and DOROTHY H. RAMSEUR

(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 FIVE THOUSAND and 00/100----- Dollars (\$ 25,000.00 due and payable

Six (6) months from date

with interest thereon from date at the rate of Nine(9) 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, the Mortgagee's heirs, 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, on the eastern side of Winfield Road in the City of Greenville, being shown as Lot No. 16 on plat of Section A of Gower Estates recorded in Plat Book QQ at pages 146 and 147 and described as follows:

BEGINNING at an iron pin on the eastern side of Winfield Road at the corner of Lot No. 15 and running thence with the line of said lot, N. 74-48 E. 158 feet to an iron pin in the center of a branch; thence with the branch as the line, the traverse of which is N. 16-00 W. 100.6 feet to an iron pin at the corner of Lot No. 17; thence with line of said lot, S. 74-32 W. 156.4 feet to an iron pin on the eastern side of Winfield Road; thence with the eastern side of Winfield Road, S. 15-50 E. 100 feet to the BEGINNING corner.

This mortgage is junior in lien to that certain mortgage held by Fidelity Federal Savings and Loan Association which was duly recorded September 24, 1962 in mortgage volume 902, page 121 in the RMC Office for Greenville County, S. C., given by Marion E. Wright and assumed by the mortgagors herein.



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 thereon, 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 hereinafore 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 and hold in full the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same in any part thereof.

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