

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
DEC 23 1 35 PM '75  
DONNIE S. TANKERSLEY  
R.H.C. TO WHOM THESE PRESENTS MAY CONCERN:  
BOOK 1356 PAGE 647  
MORTGAGE OF REAL ESTATE

WHEREAS, RICHARD C. ROUNTREE

(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

ONE HUNDRED THIRTY THOUSAND AND NO/100-----Dollars (\$ 130,000.00 ) due and payable

as per the terms of said note;

with interest thereon ~~XXXXX~~ ~~XXXXXXXXXXXX~~ to be paid: as per the terms of said note.

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

ALL that piece, parcel or tract of land known as Lot No. 6, Camelot Drive, situate, lying and being in Greenville County, State of South Carolina, as shown on a plat prepared by Piedmont Engineers & Architects, dated November 10, 1975, entitled "Property of Richard C. Rountree", recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-N, at Page 119, reference to which is hereby craved for the metes and bounds thereof.

It is understood and agreed that this mortgage shall include and encompass such future improvements as may be made on Lot No. 6, Camelot Drive, from the date of this mortgage, specifically including any residence constructed thereon.

The aforementioned note is also secured by a first mortgage to Community Bank of even date on Lots #64, Fish Brook Way, #32 Old Town Way, #20 Pecan Hill Drive and #28 Plantation Drive, Greenville County, S. C. and by a second mortgage to Community Bank of even date on that lot on Huntington Road, Greenville County, S. C. shown on a plat prepared by Piedmont Engineers & Architects dated January 10, 1965, entitled "Survey for Richard C. Rountree" and recorded in the RMC Office for Greenville County, S. C. in Plat Book III, at Page 23.

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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