

1360 814

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
Feb 24 3 28 PM '76

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, LARRY A CARVER

(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

SEVEN THOUSAND ONE HUNDRED FIFTY AND 08/100-----Dollars (\$ 7,150.08) due and payable
In Forty-Eight (48) equal monthly installments of One Hundred Forty-Eight
and 96/100 (\$148.96) Dollars beginning on March 22, 1976.

with interest thereon from February 24, 1976, at the rate of 7 Add-on per centum per annum, to be paid: As set
out above.

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 Greenville, S. C., shown as Lot No. 126 on plat of Avon Park recorded in the R.M.C. Office for Greenville County in Plat Book KK, at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Avon Drive at the corner of Lot No. 125 and running thence S. 20-09 E. 200 feet to an iron pin; thence S. 69-51 W. 80 feet to an iron pin; thence N. 20-09 W. 200 feet to an iron pin on said Drive; thence with said Drive, N. 69-51 E. 80 feet to the point of beginning and being the same conveyed to the Mortgagor in Deed Book 990, Page 599, and subject to restrictions in Deed Book 567, Page 419.

This mortgage is second to and junior in lien to that mortgage to Collateral Investment Co. in the sum of \$16,300.00 recorded in the R.M.C. Office for Greenville County in Mortgage Book 1087, Page 547.



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.

0814

4328 RV-2