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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, IRWIN BITTNER and SONIA T. BITTNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK (18 East North Street, Greenville, South Carolina 29601)

(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

SIX THOUSAND SIX HUNDRED SEVEN AND 20/100-----Dollars (\$ 6,607.20--) due and payable

as provided in said promissory note

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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:

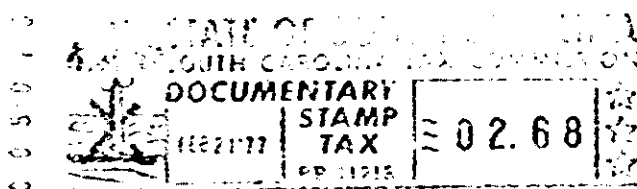
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lot No. 21, Section II, Merrifield Park, and having, according to a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW, Page 51, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Continental Drive, and thence with the Southwestern side of Continental Drive, S 49-38 E 141.1 feet to an iron pin; thence S 46-16 W 122 feet to an iron pin in the joint rear corner of Lots Nos. 21 and 22; thence with the joint line of said lots, N 43-44 W 165 feet to an iron pin in the Southeastern side of Parliament Road at the joint front corner of said lots; thence with the Southeastern side of Parliament Road, N 46-16 E 78.6 feet to an iron pin at the intersection of Parliament Road and Continental Drive; thence with the intersection of Parliament Road and Continental Drive; N 86-43 E 38 feet to the point of beginning.

Being the same conveyed to the mortgagors by deed of Femia P. Treadway, dated June 22, 1973, recorded that day in the R.M.C. Office for Greenville County, South Carolina, in Deeds Book 977, Page 460.

This mortgage is junior in rank to the mortgage executed by the mortgagors to First Federal Savings and Loan Association, recorded in said R.M.C. Office in Mortgage Book 1282, Page 392.



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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