

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 2 145 PM '77
JAMES S. MORRIS & WILLIE FAYE G. MORRIS
R.M.C.

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

WHEREAS, H. FRANK PARHAM AND VIRGINIA C. PARHAM

(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 Seventeen Thousand Six Hundred Sixteen and No/100----- Dollars (\$ 17,616.00) due and payable

in accordance with terms of note of even date herewith

including
/with interest thereon from date at the rate of seven per centum per annum, to be paid monthly

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, Greenville Township, near the City of Greenville on Rutherford Road and being further described as follows:

BEGINNING at a stake at corner of land now or formerly owned by A. G. New and that sold to A. Speegle and running thence with Rutherford Road N. 55-06 E., 50 feet to an iron pin marking the land sold to W. D. Browning; thence N. 34-47 W., 200 feet to stake; thence S. 55 W., 50 feet to stake on line of land sold to A. Speegle; thence along line of land sold to A. Speegle S. 34-47 E., 200 feet to the point of beginning.

ALSO: All that other piece, parcel or lot of land in the County of Greenville, State of South Carolina lying on Rutherford Road and being further described as follows:

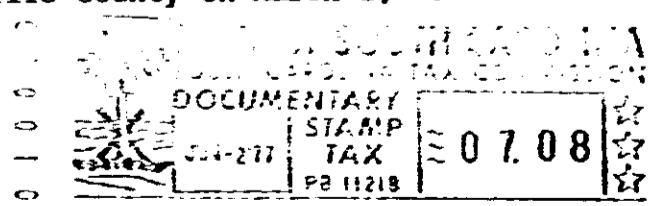
BEGINNING at stake at corner of land deeded to Julius Heyward at corner of lot of land as deeded to Mrs. Carrie Adams and running thence N. 34-47 W., 213.4 feet to stake; thence N. 54-32 E., 8 feet to an iron pin in corner of lot sold to W. D. Browning; thence S. 34-47 E., 213.4 feet along line of land sold to W. D. Browning to stake; thence S. 65-06 W., 8 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land in the County and State aforesaid lying on the northern side of Old Rutherford Road and immediately East of Greenville County Home Property and being further described as follows:

BEGINNING at an iron pin on the northern side of Rutherford Road at the Greenville County Home Property and running thence with line of said Greenville County Home Property, N. 34-50 W., 410.7 feet to an iron pin in edge of Southern Railway right of way; thence along said right of way N. 58-45 E., 92.8 feet to an iron pin, corner of Smith Property; thence with line of Smith property S. 34-53 E., 205.7 feet to an iron pin; thence still with Smith property S. 55-40 E., 40 feet to an iron pin; thence still with Smith property S. 34-50 E., 200 feet to an iron pin on the northern side of Rutherford Road; thence along the northern side of Old Rutherford Road S. 55-40 E., 52.8 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage executed in favor of Willie Faye G. Morris in the original amount of \$22,500.00 and recorded in the R.M.C. Office for Greenville County on March 1, 1971, in Real Estate Mortgage Book 1182, Page 133.

This is the same property conveyed to the mortgagors by deed of Richard F. Morris and Willie Faye G. Morris recorded in the R.M.C. Office for Greenville County on March 1, 1971 in Deed Book 909, Page 551.



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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