

P. O. Box 6526
Greenville, S. C. 29606

MORTGAGE - INDIVIDUAL FORM - ~~DIJARD'S~~ MITCHELL, P.A., GREENVILLE, S. C.

1428 0996

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LORITA M. PERKINS

(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 **Eighty Thousand and no/100ths** ----- Dollars (\$ 80,000.00) due and payable as set forth in said note.

~~DATE OF RECORDING: 10/17/77~~

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 signing 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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of DeBrham Court, being known and designated as Lot No. 169 on a plat of CHANTICLEER, SECTION IV, PART ONE, made by Webb Surveying and Mapping Company, dated December 3, 1969, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-F, page 19, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of DeBrham Court at the joint front corner of Lots Nos. 169 and 168 and running thence with the common line of said lots, N. 45-19 W., 198.2 feet to an iron pin; thence N. 37-02 E., 120 feet to an iron pin; thence S. 61-32 E., 180 feet to an iron pin at the joint corner of Lots Nos. 149 and 150 and 170; thence with the common line of Lots Nos. 169 and 170, S. 24-48 W., 139.1 feet to an iron pin on the western side of DeBrham Court; thence along the curve of the western side of DeBrham Court, the chords of which are: S. 59-42 W., 35 feet to an iron pin and S. 18-43 W., five feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Mortgagor by deed of E. Don Rott and Karen K. Rott, recorded August 31, 1977 in Deed Book 1063 at page 809.

The within mortgage is junior and secondary to a mortgage given to Fidelity Federal Savings and Loan Association.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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