

1440-186

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, WE, BRENTON D. BRUNS and SHRYLE B. BRUNS,

(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 FIVE HUNDRED & NO/100----- Dollars (\$ 17,500.00 ) due and payable

Per terms of note of even date herewith.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, on the northwest side of the intersection of Lancelot Drive and Camelot Drive, shown and designated as Lot No. 22 of a subdivision known as CAMELOT on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW, at Pages 46 and 47, and according to said plat, has the following metes and bounds, to-wit;

BEGINNING at an iron pin on the northwest side of Lancelot Drive, joint front corner of Lots 22 and 23, and running thence S. 59-41 E. 108.6-feet to an iron pin at the joint rear corner of Lots 22 and 21; and running thence along the line of these lots, N. 46-15 E. 174.8-feet to an iron pin on the southwest side of Camelot Drive; running thence along Camelot Drive which line is curved, the chord of which is N. 34-17 W. 17.0-feet to an iron pin; thence N. 58-27 W. 54.4-feet to an iron pin; thence continuing along Camelot Drive, N. 69-39 W. 44.0-feet to an iron pin; thence S. 88-41 W. 64.8-feet to an iron pin at the intersection of Camelot Drive and Lancelot Drive, the chord of which is S. 49-24 W. 38.69-feet to an iron pin; thence S. 10 W. 41.4-feet to an iron pin; thence S. 20-53 W. 60.0-feet to an iron pin, point of beginning.

This being the same property conveyed to the mortgagors by deed of W. N. Leslie, Individually, as recorded in the R.M.C. Office for Greenville County in Deed Book 1060, at Page 732 on July 18, 1977.

This being junior in lien to that mortgage to First Federal Savings & Loan Association as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1404, at Page 393 on July 18, 1977, and having an approximate balance of \$59,390.31.

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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 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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