

GREENVILLE COUNTY

1445 821

MORTGAGE

(Participation)

This mortgage made and entered into this -28th----- day of September 19 78, by and between CARL R. DICKERT-----

(hereinafter referred to as mortgagor) and COMMUNITY BANK-----

(hereinafter referred to as mortgagee), who maintains an office and place of business at 416 East North Street, Greenville, South Carolina.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville-----, State of South Carolina:

ALL that certain piece, parcel or lot of land located, lying and being on the Northeastern side of North Side Circle, being shown and designated as Lot No. 17 on plat of North Side Heights Subdivision, recorded in the Greenville County R.M.C. Office in Plat Book MM at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of North Side Circle at the joint front corner of Lots 16 and 17 and running thence along the common line of said lots N. 50-35 E., 145 feet to a point; thence, along the rear line of Lot 17, said line being the joint line of Lots 17 and 18, S. 31-25 E., 163.5 feet to an iron pin on the Northern side of High View Drive; thence along High View Drive S. 70-00 W., 120.6 feet to an iron pin at the intersection of High View Drive and North Side Circle; thence, with the curve of the intersection of the two aforementioned roads, chord being N. 72-14 W., 34.6 feet to an iron pin on the Northeastern side of North Side Circle; thence, with the Northeastern side of North Side Circle N. 34-28 W., 95.3 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of C. M. Shook recorded February 28, 1966 in the Greenville County R.M.C. Office in Deed Book 792 at Page 581.

The lien of the within Mortgage is junior in priority to the lien of that certain mortgage affecting the within described property heretofore granted to Prudential Insurance Company of America recorded October 20, 1963 in the Greenville County R.M.C. Office in REM Book 939 at Page 293, to secure the original sum of \$17,700.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

the personal guaranty of the undersigned for the
This instrument is given to secure the payment of a promissory note dated September , 1978
in the principal sum of \$ 200,000.00 , signed by Carl R. Dickert, President
in behalf of Carl R. Dickert Co., Inc., a corporation organized and existing
under the laws of the State of South Carolina.

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