

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
APR 21 10 25 AM '79
CITY OF GREENVILLE

BOOK 1447 PAGE 947

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

WHEREAS, We, JAMES M. DOWLING and CAROLYN B. DOWLING

(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

Thirteen thousand - - - - - Dollars (\$ 13,000.00) due and payable
180 days from date on April 17, 1979,

with interest thereon from date / as stated in Note of even date herewith at the rate of per centum per annum, to be paid: at maturity

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 southern side of Longmeadow Road, being shown and designated as Lot 6 on a Plat of BROOK GLENN GARDENS, dated October 28, 1965, recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 85, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Longmeadow Road at the joint front corner of Lots 5 and 6 and running thence along the line of Lot 5, S 26-31 E, 179.0 feet to an iron pin; thence along the line of Lot 8, S 64-08 E, 49.4 feet to an iron pin; thence still with the line of Lot 8, N 28-04 E, 71.7 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence along the line of Lot 7, N 22-47 W, 176.6 feet to an iron pin on the southeastern side of Longmeadow Road; thence along Longmeadow Road and following the curvature thereof, the chord being S 63-41 W, 100.0 feet, to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Raymond A. Kyzer and Norma F. Kyzer, recorded October 2, 1973, in Deed Book 985, at Page 264.

Mortgagees address:

Community Bank
P. O. Box 6807
Greenville, S. C. 29606

This mortgage is junior in lien to that certain mortgage in favor of Carolina Federal Savings & Loan Association, dated December 11, 1968, in the original amount of \$20,500.00, recorded in REM Book 1112, at Page 49.

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APR 21 1979
STAMP TAX \$0.50

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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