

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

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 31 10 21 AM '78

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN S. TANNING
RECORDER

BOOK 1448 PAGE 794

WHEREAS, JAMES KEOWN

(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

-- Four thousand ----- Dollars (\$ 4,000.00) due and payable

in 36 equal, consecutive, monthly installments of \$140.49, commencing
December 15, 1978,

as stated in note of even date herewith
with interest thereon from date / 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:

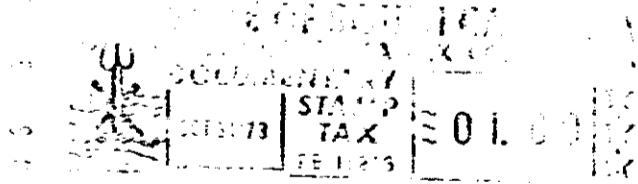
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being shown and designated as Lot 5 and the easterly one-half of Lot 6, Block F, on a Plat of MAYFAIR ESTATES, recorded in the RMC Office for Greenville County in Plat Book S, at Pages 72 and 73, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southerly side of Lee Road, joint front corner of Lots 4 and 5, and running thence S 17-17 E, 150 feet to an iron pin; thence S 72-43 W, 75 feet to an iron pin in the center line of Lot 6; thence on a new line through Lot 6, N 17-17 W, 150 feet to an iron pin on Lee Road; thence with said Lee Road, N 72-43 E, 75 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Joh D. Vess, Jr., recorded May 23, 1968, in Deed Book 844, at Page 504.

This mortgage is junior in lien to that certain mortgage in favor of Aiken-Speir, Inc., dated November 11, 1964, recorded in REM Book 978, at Page 107.

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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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