

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 14 12 46 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, I, LARRY E. MEDFORD,

(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

EIGHT THOUSAND EIGHT HUNDRED FORTY-SEVEN & NO/100 Dollars (\$8,847.00) 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:

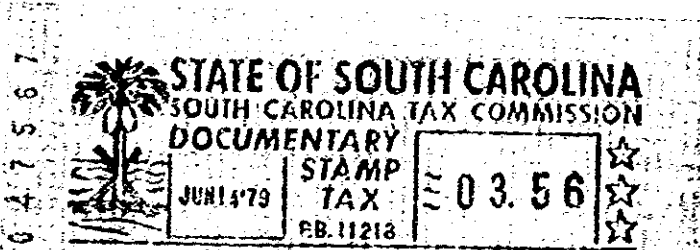
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Gary Avenue, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 13 on Plat entitled PROPERTY OF B. F. REEVES, prepared by H. S. Brockman, R.S., dated September 14, 1958, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "00", at Pages 190 and 191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Gary Avenue at the joint front corner of Lots No. 13 and 14 and running thence with the common line of said lots S. 21-06 W. 180.0-feet to an iron pin; thence N. 68-54 W. 90.0-feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13; thence running with the common line of said lots N. 21-06 E. 180.0-feet to an iron pin on the southern side of Gary Avenue; thence with the southern side of Gary Avenue S. 68-54 E. 90.0-feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of William Frank Thomason and Margie A. Thomason being recorded herewith; and being conveyed to William Frank Thomason and Margie A. Thomason by deed of Mildred M. Harris as recorded in the R.M.C. Office for Greenville County in Deed Book 1041, at Page 407 on August 18, 1976.

This being junior in lien to that certain mortgage given to North Carolina National Bank as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1375, at Page 669 on August 18, 1976 and assigned to Colonial Mortgage Company as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1462, at Page 517 and having an approximate balance of \$22,434.27.

3 JUN 14 79 1328



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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