

MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

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MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S. C.

BOOK 1480 PAGE 529

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
SEP 13 4 47 PM '79
DORRIS BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Carl Connelly and Geraldine L. Connelly

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

personal endorsement and guarantee of the Polk Steel Service Center, Inc. of
(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 Fifty Thousand and no/100-----

-----Dollars (\$50,000.00) due and payable

on demand

as provided in the

with interest thereon from date at the rate of note 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, being shown as Lot #7 on a Plat entitled "Berea
Forest, Section 1" recorded in Plat Book 4N at Page 45 in the R.M.C. Office
for Greenville County.

The lien of the within Mortgage is junior in priority to the lien of that
certain mortgage against the within described property given to Fidelity
Federal Savings & Loan Association of Greenville in the original amount of
\$24,500.00 recorded in the Greenville County R.M.C. Office in REM Book 1387
at Page 231.

This is the same property conveyed to the Mortgagors herein by deed of
John F. Guest and Beverly C. Guest recorded in the Greenville County R.M.C.
Office in Deed Book 1049 at Page 621.

The property described in the within real estate mortgage and other property
included in the real estate mortgage of same date are to secure the note
described hereinabove.

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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 such 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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