

113 Sugar Creek Ct. Greenville, S.C. 29615

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

MORTGAGE OF REAL ESTATE - CO. S. C.

BOOK 1487 PAGE 747

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Nov 9 2 32 PM '79  
DONNIE TANKERSLEY  
R.M.C. CLERK

MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES H. ENGLISH, JR. and JO ANN P. ENGLISH-----

hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK -----

personal guaranty of Floral Importers, Ltd,  
herein 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 FORTY THOUSAND and NO/100ths -----

Dollars (\$ 40,000.00 ) due and payable

on demand

with interest thereon from \*\* at the rate of \*\* per centum per annum, to be paid.

\*\* as provided for in said Note.  
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 and designated as Lot No. 18 on plat of Sugar  
Creek Map 7, recorded in the R.M.C. Office for Greenville County in Plat Book 7C at page 15,  
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Sugar Cane Court, the joint front corner of Lots Nos. 18 and 19, and  
running thence S. 23-40-42W., 91.9 feet to an iron pin; thence N. 71-53-18 W., 173.66 feet to  
an iron pin; thence N. 32-20-44 E., 124.29 feet to an iron pin; thence S. 60-45-18 E., 154.84  
feet to the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby, Inc.,  
recorded on Nov. 9, 1979 in the R.M.C. Office for Greenville County, South Carolina in  
Deed Book 1115 at page 300.

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 in  
the original amount of \$92,000, recorded in the R.M.C. Office for Greenville County, South  
Carolina in REM Book 1487 at Page 666.

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STATE OF SOUTH CAROLINA  
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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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