

Mortgage address: 113 Sugar Cane Court Greer, S.C.  
MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603  
MORTGAGE OF REAL ESTATE -

PO. 1490 549

STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } 6 4 28 PM '79  
CO. S. C. }  
DONNIE S. TANNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL 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.

(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-FIVE THOUSAND ----- Dollars (\$55,000.00 ) due and payable

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, near the City of Greenville, South Carolina, being on the northwesterly side of Sugar Cane Court, and being known and designated as Lot No. 18, on Plat entitled "Map 7 Sugar Creek," as recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 7C at Page 15, and having according to said plat, the following metes and bounds, to-wit:

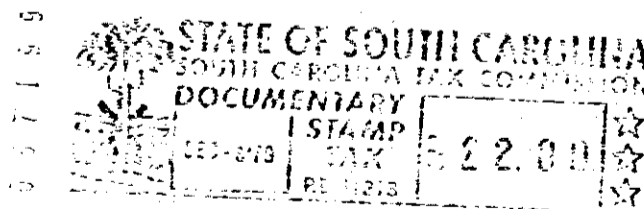
BEGINNING at an iron pin on the northwesterly side of Sugar Cane Court, said pin being the joint front corner of Lots No. 18 and 19, and running thence with the common line of said lots, N. 60-45-18 W., 154.84 feet to an iron pin the joint rear corner of Lots 18 and 19; thence S. 32-20-44 W., 124.29 feet to an iron pin the joint rear corner of Lots 17 and 18; thence with the common line of said lots, S. 17-53-18 E., 173.66 feet to an iron pin on the northwesterly side of Sugar Cane Court; thence with the northwesterly side of Sugar Cane Court, on a curve the chord of which is N. 23-40-42 E., 91 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., recorded on November 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 686.

This mortgage secures any and all indebtedness of Floral Importers, Ltd. and is not limited to any single Promissory Note.

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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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