

State of South Carolina

FILED
GREENVILLE CO. S. C.

REC. 1494 PAGE 34

JAN 24 4 55 PM '80 Mortgage of Real Estate

County of GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE made this 24th day of January, 19 80,

by BRIDGET GUARINO

(hereinafter referred to as "Mortgagor") and given to COMMUNITY BANK

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 6807,
Greenville, South Carolina, 29606

WITNESSETH:

THAT WHEREAS, Frank P. Guarino and Bridget Guarino
is indebted to Mortgagee in the maximum principal sum of Forty-Five Thousand and No/100
Dollars (\$ 45,000.00), which indebtedness is
evidenced by the Note of Frank P. Guarino and Bridget Guarino of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is Six months after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$ 45,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, located, lying and being
on the Northeastern side of Halidon Road, in the City and County of
Greenville, State of South Carolina, being shown and designated as Lot
7 and portion of Lot 5 on plat of Barksdale, Property of Huguenin and
Douglas, made by Dalton & Neves, recorded in the Greenville County RMC
Office in Plat Book QQ at Pages 118 and 119, and having, according to
a survey of revision of Lots 3, 4, 5, 7, 9 and 10 of Barksdale, made by
Campbell & Clarkson, dated February 21, 1979, and having, according to
the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Halidon Road at the
joint front corners of Lots 7 and 8 and running thence N. 39-09 E.,
226.8 feet; thence N. 15-00 E., 48.6 feet; thence N. 15-00 E., 28.3 feet;
thence N. 29-45 W., 22.1 feet; thence S. 62-15 W., 36.7 feet; thence
S. 67-45 W., 265 feet to an iron pin on Halidon Road; thence along the
Northeastern side of Halidon Road, S. 39-12 E., 200 feet to the point
and place of beginning.

This mortgage is junior in priority to that certain note and mortgage
heretofore given and granted to Fidelity Federal Savings and Loan Association
recorded in the Greenville County RMC Office in REM Book 1318 at Page
525 on August 1, 1974.

JAN 24 5 00 PM '80
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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
11.00

This is the same property conveyed to the mortgagor herein by deed of Douglas O.
and Linda C. Felt recorded in deed book 1004 page 124 on August 1, 1974.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident
or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto
(all of the same being deemed part of the Property and included in any reference thereto).

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