

STATE OF SOUTH CAROLINA

\$31,116.52

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1501 PAGE 910

FILED
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, THOMAS F. AND SARA C. DUNN

(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 THIRTY ONE THOUSAND ONE HUNDRED SIXTEEN and 52/100 Dollars (\$ 31,116.52) due and payable

IN FULL ON OR BEFORE AUGUST 28, 1980.

with interest thereon from date at the rate of 18 per centum per annum, to be paid: AT MATURITY

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, lying and being on the eastern side of Buckingham Road and being shown as Lot No. 244 on a plat of property of Gower Estates, Section B, made by R. K. Campbell, dated December, 1961, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book XX at Pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Buckingham Road at the joint front corner of Lots Nos. 244 and 245, and running thence along the line of Lot No 245 S. 76-41 E. 175 feet to an iron pin; thence running N. 13-19 E. 100 feet to an iron pin, thence; running along the line of Lot No. 243 N. 76-41 W. 175 feet to an iron pin on the eastern side of Buckingham Road, thence; running along Buckingham Road S. 13-19 W. 100 feet to the beginning corner.

This being the identical property conveyed to the mortgagor by deed of Max W. Kennedy and Gwen W. Kennedy as recorded November 26, 1976, in the RMC Office for Greenville County in Deed Book 1046 at Page 875.

This being a second mortgage and junior in lien to that certain mortgage given to Carolina Federal Savings and Loan Association as recorded in the RMC Office for Greenville County on November 26, 1976, in Mortgage Book 1383 at Page 914.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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