

MORTGAGE OF REAL ESTATE

GREENVILLE, S.C.

1508 PAGE 19

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 14 10 36 AM '80
DONA... BERSLEY
K.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, F. Bernhard Ludvigsen and Ellen K. Ludvigsen

(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 Ten Thousand Four Hundred Sixty-Six and 67/100-----

-----Dollars (\$ 10,466.67) due and payable
120 days after date on 11-14-80 with interest at maturity at the rate of 14.20%.

with interest thereon from

XXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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, the Mortgagee's heirs, successors and assigns:

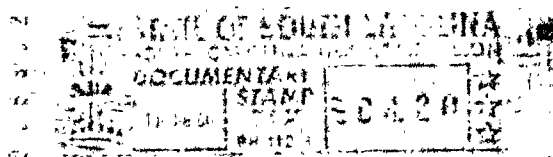
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the northern side of Lanneau Drive, being shown as Lot No. 31 on Plat of Property of John T. Jenkinson recorded in Plat Book H at Page 208 in the R.M.C. Office for Greenville County and being described as follows:

BEGINNING at a stake on the northern side of Lanneau Drive 370 feet east from McDaniel Avenue, at the corner of Lot No. 32; thence with the northern side of said Drive, S. 68-16 E. 65 feet to a stake at the corner of Lot No. 30; thence with the line of said lot N. 21-44 E. 186.3 feet to a stake; thence N. 79-09 W. 65.25 feet to a stake at the corner of Lot No. 32; thence with the line of said lot S. 21-44 W. 180.8 feet to the beginning corner.

THIS mortgage is junior in lien to that certain mortgage from F. Bernhard Ludvigsen and Ellen K. Ludvigsen to Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1472 at Page 121 on July 2, 1979 in the original amount of \$ 60,000.00 and having an approximate balance of \$ 59,729.86.

THIS being the same property as conveyed to the Mortgagors herein by deed of Nancy Brooks Van Buren by deed recorded in the R.M.C. Office in Deed Book 1105 at Page 878 on July 2, 1979.

THE address of the Mortgagee herein is: P. O. Box 6807, Greenville, S.C. 29606



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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 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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