

FILED
GREENVILLE CO. S. C.

BOOK 1513 PAGE 961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 2 12 43 PM '80

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LARRY K. FLOYD AND LUCILLE K. FLOYD

(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 **Nineteen Thousand One Hundred Sixty Three and 16/100**

Dollars (\$ 19,163.16) due and payable

in accordance with terms of note of even date herewith

including
/ ~~XXX~~ interest thereon from date at the rate of 14% apr per centum per annum, to be paid: monthly

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:

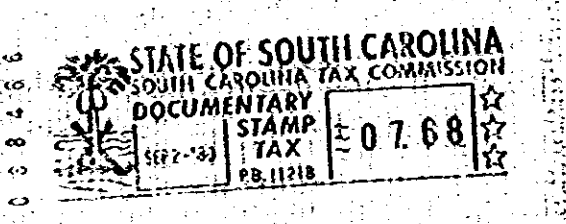
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located on the western side of Aberdare Lane and being designated as Lot 28 on a plat of Kingsgate recorded in the R.M.C. Office for Greenville County in Plat Book WWW, Pages 44 and 45 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Aberdare Lane, joint front corner of Lots 27 and 28 and running thence along the common line of said lots S. 51-42 W., 156.1 feet to a point, joint rear corner of Lots 27 and 28; thence running N. 38-16 W., 135.0 feet to a point, joint rear corner of Lots 28 and 29; thence along the common line of said lots N. 51-44 E., 157.0 feet to a point on the western side of Aberdare Lane, joint front corner of Lots 28 and 29; thence along Aberdare Lane S. 38-16 E., 126.2 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of E. Warren Campbell, et ux recorded in the R.M.C. Office for Greenville County on August 11, 1977, in Deed Book 1062, Page 349.

This mortgage is junior in lien to that certain mortgage executed in favor of Greer Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County on August 11, 1977, in Real Estate Mortgage Book 1406, Page 762.

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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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