

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
FILED
CO. S. C.
11 30 AM '81
R.M.C. WATERSLEY

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

WHEREAS, GARY L. SHELTON AND BILLIE S. SHELTON

(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

TWELVE THOUSAND ONE HUNDRED FIFTY DOLLARS & NO/100 Dollars (\$ 12,150.00) due and payable

ACCORDING TO THE TERMS OF NOTE OF EVEN DATE HEREWITH.

with interest thereon from

at the rate of

per centum per annum, to be paid:

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, being known and designated as Lot Number 197 on Trent Drive, part of Avon Park, according to a plat prepared by C. C. Jones, dated December 1956, which is recorded in Plat Book KK, at Page 71 of the RMC Office for Greenville County, and according to said plat, having such metes and bounds as shown thereon.

THIS is the same property conveyed to the mortgagors herein by deed of Michael D. Webb and Bruna Webb, dated December 16, 1977, and recorded on December 16, 1977, in the RMC Office for Greenville County in Deed Book 1070 at Page 318.

THIS mortgage is junior in lien to that certain mortgage in favor of Collateral Investment Company, dated December 16, 1977 in the original amount of \$28,000.00, and recorded in the RMC Office for Greenville County in REM Book 1418 at page 785, thereafter assigned to Federal National Mortgage Association on March 2, 1978, and assignment being recorded in the RMC Office for Greenville County in REM Book 1424, at page 849.

Mortgagor's Address
134 Trent Drive
Taylors, S. C.

SCTC --- 1 AP.681 483

COMMUNITY BANK
DOCUMENTARY
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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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