

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603
MORTGAGEE'S ADDRESS: P. O. Box 6807
GREENVILLE, SC 29606
MORTGAGE OF REAL ESTATE - CO. S. C.

STATE OF SOUTH CAROLINA } SEP 4 2 44 PM '81 MORTGAGE OF REAL ESTATE BOOK 1551 PAGE 965
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY R.M.C.

WHEREAS, Walter Wilder, Jr.

(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 One Hundred Forty Thousand and no/100-----
Dollars (\$ 140,000.00) due and payable

as provided in said note

with interest thereon from date at the rate of 18% per centum per annum, to be paid: per the terms of said note.

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 herby 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, and lying on the northeastern side of Batesville Road and being shown and designated as 1.007 acres on a plat of property of X-RAY OF GREENVILLE, by James R. Freeland, dated April 22, 1981, and recorded in the R.M.C. Office for Greenville County in Plat Book 8R at Page 22, reference to said plat being craved for a metes and bounds description.

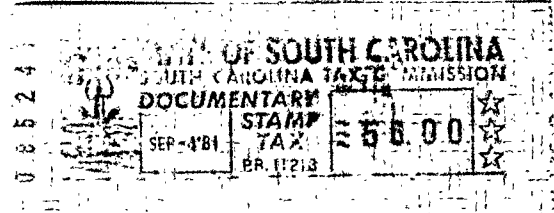
This being the same property conveyed to the Mortgagor by deed of X-Ray of Greenville, Inc. dated July 16, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1152 at Page 396.

ALSO: All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being at the northeasterly corner of the intersection of Augusta Street and Haynie Street, in the City of Greenville, S.C. and being designated on the Block Book as 91.1-6-7, said lot fronting 72 feet, more or less, on Augusta Street having a uniform depth of 170 feet, more or less, southerly line of said lot being Haynie Street and being 72 feet, more or less, across the rear.

This being the same property conveyed to the Mortgagor by deed of George O'Shields Builders, Inc. dated December 22, 1977 and recorded in the R.M.C. Office for Greenville County at Page 1077 at Page 730.

to the second tract of land described above, this mortgage is second and junior in priority to that mortgage given by the Mortgagor to Fidelity Federal Savings & Loan Association, Greenville, S. C. dated April 20, 1978, and recorded in the R.M.C. Office for Greenville County on April 25, 1978, in REM Book 1429 at Page 917, in the original amount of \$30,000.00.

3 SE 4 81 1401



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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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.

1429