

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MORTGAGE OF REAL ESTATE -

SEP 25 3 55 PM '81

S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 1553 PAGE 682

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, American Scenic Realty Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Greenville, S. C.

(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 and 00/100-----

Dollars (\$ 10,000.00) due and payable

as provided in said Note of even date.

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

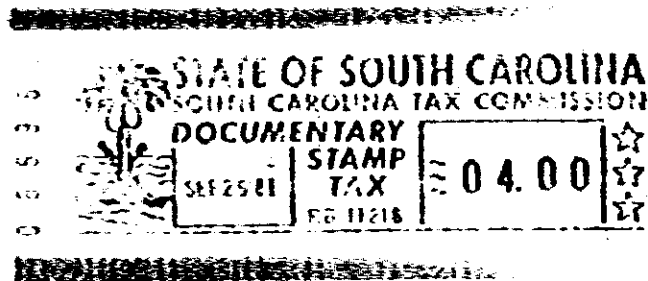
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 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, on the eastern said of Woodridge Circle, in the Town of Mauldin, being shown and designated as Lot No. 47 on a plat of Windsor Park, made by R. K. Campbell, Surveyor, dated March 29, 1960, recorded in the RMC Office for Greenville County in Plat Book RR at Page 25, reference to which is hereby craved for the metes and bounds thereof.

This mortgage is second and junior in party to that certain mortgage given to Collateral Investment Company by Robert L. Turner and Wanda L. Turner dated March 20, 1976 and recorded in the RMC Office for Greenville County in Mortgage Book 1362 at Page 919 in the original amount of \$22,650.00.

This being the same property conveyed to the mortgagor by deed of John R. Stewart dated September 25, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1155 at Page 793.

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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 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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