

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE -
GREENVILLE, S. C.

P. O. Box 6807
Greenville, SC 29606

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 11 11 49 AM '82 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1561 PAGE 424

WHEREAS, Bobby Jo H. Owen

(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

Three Thousand One Hundred and Twenty-Five and 00/100 Dollars (\$ 3,125.00) due and payable

with interest thereon from date at the rate of 18% 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, being known and designated as Lot No. 8 of a subdivision known as Spring Forest, according to a plat thereof prepared by Piedmont Engineering Service and recorded in the R.M.C. Office for Greenville County in Plat Book XX, at Page 126 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the Old Spartanburg Road, joint front corner Lots Nos. 7 and 8 and running thence with the joint line of said lots, S. 28-20 W. 180 feet to an iron pin in the line of Lot No. 33; thence along the rear lines of Lots Nos. 33 and 32, N. 70-13 W. 92.4 feet to an iron pin, the joint rear corner Lots Nos. 8 and 9; thence with the joint line of Lots Nos. 8 and 9, N. 26-0 E. 179.0 feet to an iron pin on the southwestern side of Old Spartanburg Road, joint front corner Lots Nos. 8 and 9; thence with the southwestern side of Old Spartanburg Road, S. 70-37 F. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein, and Charles A. Owen, Jr. by deed of William B. Ducker dated June 9, 1964, and recorded June 19, 1964 in the RMC Office for Greenville County, S.C. in Deed Book 751 and Page 320. Thereafter, Charles A. Owen, Jr. conveyed his 1/2 interest in the above-described property to the mortgagor herein by deed dated March 14, 1965, recorded March 16, 1966, in Deed Book 794 at Page 109 in the RMC Office for Greenville County, S. C.

This mortgage is second and junior in line to that mortgage given to First Federal Savings & Loan Association of Greenville in the original amount of \$16,500.00, dated June 8, 1964, recorded June 10, 1964, in the RMC Office for Greenville County, S.C. in Mortgage Book 961 at Page 364 and having a present balance of \$7,686.49.

STATE OF SOUTH CAROLINA
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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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