

MARCHBANKS, CHAPMAN, & HARTER, P.A.
MORTGAGE OF REAL ESTATE

111 TOY STREET, GREENVILLE, S. C. 29603
Mortgagee's address: P. O. Box 6807
Greenville, SC 29606

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
CO. S. C.
1 24 PM '82
M.C. WILKINS

WHEREAS, M. Dean Webb and Gina G. Webb

(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 Six Thousand One Hundred Twenty-Five and no/100 Dollars (\$6,125.00) 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 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, Chick Springs Township, just off the Hammett Road containing 2.7 acres as shown on a plat of the property of Ross L. Wade by Jones Engineering Service, dated April 11, 1979, and having according to said plat the following metes and bounds:

BEGINNING at an old iron pin which is 247 feet S. 44-10 W. from Hammett Road and the joint corner of property of Wade and Stevens; thence S. 32-10 W., 523.8 feet along property of Stevens to an iron pin; thence N. 55-31 W. 257.8 feet along property of Hudson to an iron pin; thence N. 43-33 E., 617 feet along property of Raines to an old iron pin; thence S. 25-6 W. 173.7 feet along property of Wade to the beginning point.

This is the same property conveyed to the mortgagors herein by Ross L. Wade dated January 2, 1980, recorded February 6, 1980 in Deed Book 1120 at Page 202, in the Greenville County R.M.C. Office.

Also, that certain easement conveyed to the mortgagors herein by deed of Charles Lewis and Nina K. Stephens dated October 6, 1980 and recorded May 12, 1981 in Deed Book 1147 at Page 873 in the Greenville County R.M.C. Office.

This mortgage is second and junior in lien to that mortgage given to Citizens Building and Loan Association, Greer, S.C. in the original amount of \$20,500.00, dated May 5, 1981, recorded May 12, 1981, in Mortgage Book 1541 at Page 37 and having a present balance of \$20,319.17.

DEPARTMENT OF REVENUE
RECORDS & ADMINISTRATION
STAMP
JAN 24 1982

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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