

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 7 11 44 AM '82

MORTGAGE OF REAL ESTATE

DO NOT WRITE IN THESE SPACES
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Amelia B. Yarborough

(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

Fourteen thousand

Dollars (\$ 14,000.00) due and payable

according to the terms of that certain promissory note executed on even date herewith

with interest thereon from _____ date _____ at the rate of / _____ per centum per annum, to be paid: according to the 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 hard 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

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the City of Greenville on the Northern side of Country Club Drive (formerly Park Drive) and being known and designated as Lot #129 of Traxler Park as shown on a revised plat thereof by R. E. DALTON recorded in the RMC Office for Greenville County in Plat Book F at Page 115, reference being had to said plat for a more complete metes and bounds description.

The above described property is the same acquired by the mortgagor by deed from Anthony J. Ryan and Roberta H. Ryan dated November 8, 1975 and recorded in the RMC Office for Greenville County on November 10, 1975 in Deed Book 1027 at Page 64 and also by deed from W. Daniel Yarborough, Jr. dated January 15, 1980 and recorded in the RMC Office for Greenville County on January 16, 1980 in Deed Book 1118 at Page 992.

This mortgage is a second mortgage and is junior in priority to that certain mortgage held by First Federal Savings & Loan Association dated November 10, 1975 and recorded in the RMC Office for Greenville County on November 10, 1975 in REM Book 1353 at Page 221 in an original amount of \$55,000.00.

2AP 782 603

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
APR-782 TAX \$ 05.60

4.000CI

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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