

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.
APR 1982
SLEY

MORTGAGE OF REAL ESTATE

BOOK 1577 PAGE 27

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GORDON R. BOYD, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK
P. O. Box 6807

(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 Twenty-five Thousand and No/100ths
Greenville, S.C. 29606
Dollars (\$25,000.00) due and payable

ON DEMAND AS PER TERMS OF NOTE OF MORTGAGOR TO MORTGAGEE
REFERENCE BEING HAD TO SAID NOTE FOR ITS MORE SPECIFIC TERMS.

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

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, Greenville Township, being shown on plat of property formerly owned by J. P. Stevens & Co., Inc., according to survey by Pickell & Pickell, Engineers, June 23, 1953, and having according to said survey the following metes and bounds:

BEGINNING at an iron pin at intersection of Mills Avenue Extension and Chapman Road and running thence N. 22-20 E., 10 feet to an iron pin on Mills Avenue Extension; running thence along Mills Avenue Extension, N. 70-01 E., 226.6 feet to an iron pin; running thence S. 19-30 E., 150 feet to iron pin; thence running S. 23-00 W., 113 feet to iron pin on Chapman Road; thence along Chapman Road, N. 56-13 W., 272 feet to iron pin, the beginning corner.

THIS being the same property conveyed to the Mortgagor herein by deed of E. W. Duckworth, of even date, to be recorded herewith.

ALSO:

All that lot of land in Greenville Township, Greenville County, South Carolina, shown on plat of J. P. Stevens & Co., Inc., property as follows:

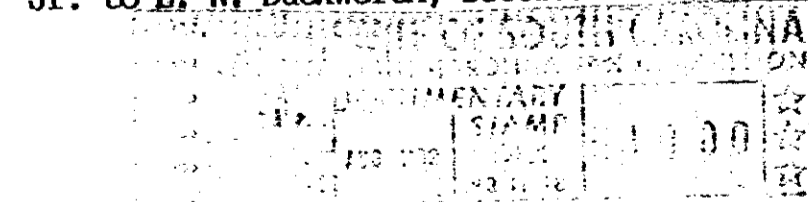
BEGINNING at iron pin on Chapman Road and running thence N. 60-35 W., 100 feet along said road; thence N. 23-00 E., 113 feet along E.W. Duckworth line; thence N. 70-30 E., 100 feet to iron pin; thence S. 60-35 E., 33 feet to iron pin; thence S. 25-16 W., 188 feet to iron pin, point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of E. W. Duckworth, of even date, to be recorded herewith.

The above properties are conveyed subject to easements and right-of-ways for such water, sewer and electrical lines as may cross the above properties and also subject to restrictions and conditions set forth in Deed Book 486 at Page 236.

Notwithstanding any language to the contrary contained herein, it is understood and agreed by both mortgagor and mortgagee that should any of the property secured by this Mortgage be partially destroyed or damaged by fire or other peril covered by insurance, that any such insurance proceeds shall be used to restore the destroyed or damaged property as much as is possible.

THIS mortgage is second and junior in lien to that mortgage between Gordon R. Boyd, Jr. to E. W. Duckworth, recorded of even date herewith.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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