

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: FILED
S. C.
51 PM '83
JOHN
M. SHERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PAUL B. SKINNER, JR.

(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

THIRTY THOUSAND NINE HUNDRED FORTY SIX AND 42/100 Dollars (\$30,946.42) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from date at the rate of 13.70 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 shown and designated at Lot #3 and portion of Lot #12, on a plat of Sylvan Manor Subdivision, recorded in the RMC Office for Greenville County in Plat Book 4R at Page 33, and being more recently described as 0.95 acres on a plat of Paul B. Skinner, Jr., prepared by James R. Freeland, Surveyor, recorded in the RMC Office for Greenville County in Plat Book 7-L at Page 72, reference to such recent survey being craved for a more complete metes and bounds description.

THIS is the same property conveyed to the Mortgagor herein by deed of John R. Long and Betty B. Long, dated August 31, 1979 and recorded September 4, 1979 in the RMC Office for Greenville County in Deed Book 1110 at Page 660.

THIS mortgage is junior in lien to that certain mortgage in favor of Fidelity Federal Savings and Loan Association, dated September 4, 1979 and recorded in the RMC Office for Greenville County in REM Book 1479 at Page 411 in the original amount of \$75,000.00.

RECORDED
FEB 17 1983
075

DEPARTMENT OF REVENUE
RECORDS AND DEEDS
GREENVILLE, S.C.
FEB 12 1983

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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