

State of South Carolina

BOOK 1606 PAGE 281

Mortgage of Real Estate

FILED

County of GREENVILLE

GREENVILLE S.C.

MAY 12 12 51 PM '83

THIS MORTGAGE made this 11th day of May 1983

by JAN BUNES and GRETHE H. BUNES

(hereinafter referred to as "Mortgagor") and given to COMMUNITY BANK

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 6807, 416 East North Street, Greenville, SC 29606

WITNESSETH:

THAT WHEREAS, MBTB ARCHITECTS-ENGINEERS, INC. is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and no/100 Dollars (\$50,000.00), which indebtedness is evidenced by the Note of MBTB ARCHITECTS-ENGINEERS, INC. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is six (6) months after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$50,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

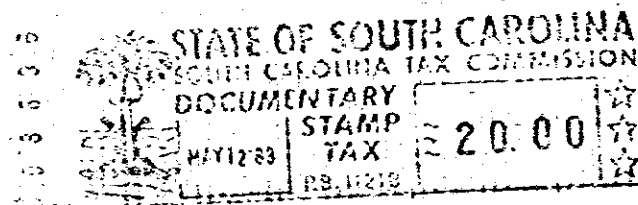
ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the western side of Stonehedge Drive near the City of Greenville in Greenville County, South Carolina, being shown and designated as Lot No. 77 on plat of Foxcroft, Section I, by C. O. Riddle dated September 15, 1969, recorded in the Greenville County R.M.C. Office in Plat Book 4-F, Pages 2, 3, and 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Stonehedge Drive at the joint front corner of Lots 76 and 77 and running thence with the joint line of said lots, S. 86-46 W. 155.7 feet to an iron pin; thence N. 11-17 W. 101.5 feet to an iron pin; thence N. 65-37 E. 162.6 feet to an iron pin on the western side of Stonehedge Drive; thence with the curve of the right-of-way of Stonehedge Drive as the line, the chords of which are S. 15-40 E. 50 feet to a point; thence S. 57-24 E. 50 feet to a point; thence S. 3-16 E. 50 feet to a point, being the point of beginning.

BEING the same property conveyed to the Mortgagors herein by Deed of Cothran and Darby Builders, Inc. and M. G. Proffitt, Inc. recorded June 21, 1971 in Deed Book 918, Page 357, Greenville County R.M.C. Office.

The lien of this mortgage is second in priority to the lien of that certain mortgage given by the Mortgagors herein to Fidelity Federal Savings and Loan Association (now American Federal Savings and Loan Association) dated June 18, 1971, recorded June 21, 1971 in Real Estate Mortgage Book 1195, Page 557, securing an indebtedness in the original principal amount of \$35,000.00.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);