

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE S.C.
FILED
JUN 2 10 51 AM '83
DONNIE R. M. C. SLEEY

WHEREAS, Steven G. Mulder

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, P.O. Box 6807, Greenville, South Carolina 29606

(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 Fifteen Thousand

Dollars (\$ 15,000.00) due and payable

with interest thereon from even date at the rate of 13.5 per centum per annum, to be paid as set forth in said 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 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

ALL those certain pieces, parcels, or lots of land, with all improvements thereon, situate, lying and being on South Parker Road, in the County of Greenville, State of South Carolina, being shown and designated as Lots 26 and 27, Block B, on a plat of Hillendale Heights, made by T. M. Welborn, October 7, 1950, recorded in the RMC Office for Greenville County, South Carolina in Plat Book Y, Page 61, reference being made to said plat for a metes and bounds description thereof.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Darrell D. Mercer as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1185, Page 895, on April 6, 1983; and by deed of Joanne Moseley Hammond, as Trustee under Agreement dated November 1, 1974, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1185, Page 896, on April 6, 1983.

This mortgage is junior and second in lien to that certain note and mortgage given to Community Bank, Greenville, South Carolina as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1601, Page 58 on April 6, 1983.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 1 1983
STAMP TAX
PE 11213
\$ 6.00

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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