

MORTGAGE OF REAL ESTATE

Mortgagee's Address: Box 1613 PAGE 313  
P.O. Box 6807  
Greenville, S.C. 29606

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Claudell P. Kayse, Jr. and Sandra W. Kayse

(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 Ten Thousand and no/100-----Dollars (\$ 10,000.00 ) due and payable

per terms of Note of even date

with interest thereon from date at the rate of 10.00 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.

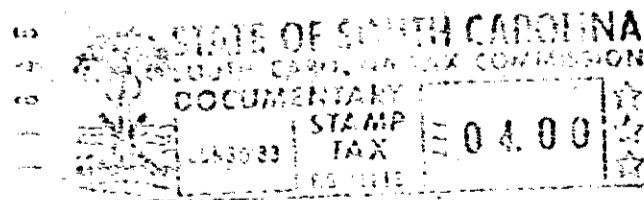
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, South Carolina, on the Southern side of Brentwood Way, being known and designated as Lot No. 3 on Plat of Section 2 of Brentwood Subdivision, bearing date of May 19, 1972, prepared by Piedmont Engineers and Architects, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Brentwood Way at the joint front corners of Lots Nos. 2 and 3 and running thence with the joint line of said lots, S. 10-53 E. 179 feet to a point; thence S. 89-43 W. 155 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the joint line of said lots, N. 3-55 W. 174.2 feet to an iron pin at the joint front corner of Lots Nos. 3 and 4 on the Southern side of Brentwood Way; thence with the Southern side of Brentwood Way, S. 82-12 E. 37 feet to an iron pin; thence N. 84-00 E. 73 feet to the point and place of beginning.

This being the same property conveyed to the mortgagors by deed of Rackley Builders-Developers, Inc., a Corporation of South Carolina, dated February 1, 1974, recorded February 11, 1974 in Deed Book 993 at page 605 in the RMC Office for Greenville County, South Carolina.

This is a second mortgage and is junior in lien to that mortgage executed by Claudell Paul Kayse and Sandra Kayse, to Fidelity Federal Savings and Loan Association, Greenville, S.C., dated February 1, 1974, recorded February 11, 1974 in Mortgage Book 1301 at page 497 in the RMC Office for Greenville County.



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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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