

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE  
30 3 30 91 83  
DONOR  
R.M. SNEY

WHEREAS, WILLIAM B. BEAN and LINDA M. BEAN

(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 TWELVE THOUSAND AND NO/100-----

-----Dollars (\$12,000.00 ) due and payable in equal monthly installments in the amount of Three Hundred Four and 54/100 (\$304.54) Dollars commencing on the first day of August, 1983 and continuing on the first day of each and every month thereafter in a like amount for an additional forty-seven (47) months until paid in full

with interest thereon from date at the rate of Ten (10%) 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, shown as Part Lot 27 on plat entitled Devenger Place, Section 1-Part Lot 27, Property of William B. Bean and Linda M. Bean as recorded in the RMC Office for Greenville County in Plat Book 7F, Page 38 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed to the mortgagors herein by deed of Premier Investment Co., Inc. recorded in the RMC Office for Greenville County on August 19, 1976 in Deed Book 1041, Page 459; also reference is made to Corrective Deed correcting an error in legal description, said Corrective Deed being recorded in the RMC Office for Greenville County on May 28, 1979 in Deed Book 1103, Page 427.

This mortgage is second and junior in lien to that certain mortgage in favor of Carolina Federal Savings and Loan Association (now Security Federal Savings and Loan Association) in the original amount of \$42,800.00 recorded in the RMC Office for Greenville County on January 22, 1976 in Mortgage Book 1358, Page 606.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
\$ 0 4 . 8 0

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.

910

4328-1000