

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 15 11 38 AM '83
DONNIE S. JANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1616 PAGE 150

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Walter Moon, III and Elizabeth H. Moon,

(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 Five Hundred Four and 77/100-----
-----Dollars (\$ 10,554.77) due and payable

as per terms of note of even date

with interest thereon from date at the rate of 14.0% 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:

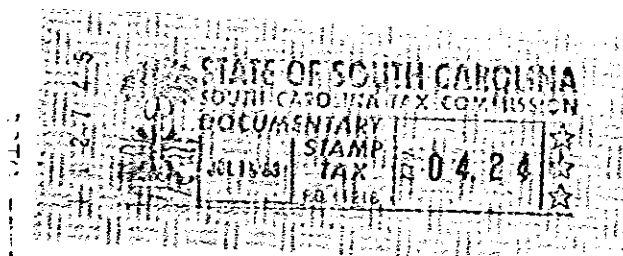
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the northerly side of Blakely Road and having according to a plat prepared by Jones Engineering Service, March 20, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-Q, Page 85, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Blakely Road, which iron pin is 265 feet from the intersection of Blakely Road and Moon Acres Road and running thence with Blakely Road N. 64-20 W. 250 feet to an iron pin; thence N. 25-40 E. 274.3 feet to an iron pin; thence S. 64-20 E. 250 feet to an iron pin; thence S. 25-40 W. 274.3 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of J. W. Moon, Jr. dated March 23, 1972 and recorded in the R.M.C. Office for Greenville County in Deed Book 940 at Page 593, on the 11th day of April, 1972.

This mortgage is second and junior in priority to that certain mortgage given by the Mortgagors herein to Fountain Inn Federal Savings & Loan Association dated May 18, 1972, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1234 at Page 01.



2 JUL 15 83 932

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.