

Grantee's Address: ^{FILED} P.O. Box 6807, Greenville, S.C. 29606

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 13 11 48 AM '83

MORTGAGE OF REAL ESTATE

DONNIE S. WILKINSON
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

1630 683

WHEREAS, Frank P. Guarino, Bridgett O. Guarino and Nick Karayannis

(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 One Hundred Twenty Thousand and no/100-----

Dollars (\$ 120,000.00) due and payable

as per the terms of that promissory note dated October 12, 1983

with interest thereon from date at the rate of 14.50% per centum per annum, to be paid:

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

ALL that certain piece, parcel or lot of land, situate, lying and being on the southeastern side of South Pleasantburg Drive (S.C. Highway 291) in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as a portion of Lots 29 and 30 on plat entitled "Portion of Paramount Park" by Campbell & Clarkson dated July 16, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of South Pleasantburg Drive, which iron pin is located a distance of 25 feet S. 46-41 W. from the northeastern corner of Lot 31, Paramount Park Subdivision; thence from said point of beginning running with the right of way of South Pleasantburg Drive S. 46-41 W. 100 feet to an iron pin; thence S. 43-15 E. 126 feet to an iron pin in the line of Lot 40; thence N. 46-45 E. 100 feet to an iron pin in the line of Lot 39; thence N. 43-15 W. 126.07 feet to an iron pin on the southeastern side of South Pleasantburg Drive at the point of beginning.

This being the same property conveyed to the mortgagor, Nick Karayannis, by deed of Five Forks Enterprises, Inc. as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 969 at Page 681.

ALSO:

ALL that certain piece, parcel or lot of land lying and being situate in the Fairview Community, Oconee County, South Carolina, as shown on plat of survey prepared by Harold Hawkins, Registered Land Surveyor, dated October 29, 1974, and recorded in Plat Book P-39, at Page 130, Records of Oconee County, South Carolina.

SUBJECT, HOWEVER, to the Easements and Protective Covenants as shown in Deed Book 12-C at Page 127, Records of Oconee County, South Carolina.

This being the same property conveyed to the mortgagors, Frank P. Guarino and Bridgett O. Guarino by deed of Earle W. Mimms & Associates, Inc., recorded in Deed Book 12-C at Page 127, Records of Oconee County, South Carolina.

ALSO:

ALL that certain piece, parcel or lot of land lying and being situate in the Fairview Community, Oconee County, South Carolina, and being the eastern lot shown on that certain

CONTINUED ON BACK
Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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