

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Donald W. Hunt and Ronnie B. Hunt,

(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 Two Hundred Twenty Thousand and no/100

Dollars (\$ 220,000.00 due and payable

on demand

with interest thereon from date at the rate of 12% per centum per annum, to be paid: Quarterly

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, State of South Carolina, lying on the northwest side of U. S. Highway No. 29 and about 1-1/2 miles east of the city limits of Greenville, being shown on a plat of property made for Hampton Heights Baptist Church by C. O. Riddle, Surveyor, dated January 21, 1959, to be hereafter recorded, having the following courses and distances, to wit:

BEGINNING on an iron pin on the right of way of said U.S. highway No.29, joint corner with lands reserved by a previous grantor, and runs thence with the right of way of said highway, N. 43-00 E. 125 feet to an iron pin; thence N. 47-00 W. 310.5 feet to an iron pin; thence S. 43-00 W. 125 feet to an iron pin; thence S. 47-00 E. 310.5 feet to an iron pin on the right of way of said U. S. Highway, the point of BEGINNING.

This is a second mortgage on above described property.

This being same property conveyed to mortgagors by deed recorded in Deed Book 1018 at Page 202.

COUNTY OF CHEROKEE)

RECORDED IN DEED BOOK 1018 PAGE 202
COUNTY OF CHEROKEE
TAX \$ 60.00

ALL that piece, parcel and plot of land situated in the State of South Carolina, County of Cherokee, located approximately 9.4 miles northwest of Gaffney, South Carolina, and according to a Plat entitled Ronald B. & Donald W. Hunt, recorded in Plat Book 11-W at Page 787, being 5.43 acres, reference being made to said plat for a more detailed description.

This is a first mortgage on above described property.

This being same property conveyed to mortgagors by deed recorded in Deed Book 11-W at Page 860

These conveyances are subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

Together with all and singular rights, members, herditaments, 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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