

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED

GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 3 3 57 PM '83

WHEREAS, SUE C. ANDERSON-RSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto
COMMUNITY BANK
P.O. Box 6807

(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 FIFTY THOUSAND AND NO/100
Dollars (\$50,000.00) due and payable

As per note executed this date or any future modifications, extensions or renewals thereof

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

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 situate, lying and being in Greenville County, State of South Carolina, being located at the intersection of McCall Road and West Georgia Road as shown on plat of property entitled "Property of S. B. Anderson", dated June 15, 1971, prepared by C. O. Riddle and having according to said plat, the following metes and bounds to-wit:

BEGINNING at a point in the center of West Georgia Road, which point is located S. 47-48 E., 28.5 feet from an iron pin located on the northwestern side of said road and running thence along 0.79 acre tract as shown on said plat N. 47-48 W., 358.4 feet to an iron pin; thence S. 33-01 W., 93 feet to an iron pin; thence N. 45-59 W., 207.7 feet to an iron pin; thence N. 23-15 E., 128.2 feet to an iron pin; thence S. 78-10 E., 166.2 feet to an iron pin; thence N. 49-32 E., 218.5 feet to a point in McCall Road; thence with the center of McCall Road S. 71-56 E., 178 feet to a point; thence continuing with the center line of McCall Road S. 86-00 E., 207.8 feet to a point in the intersection of McCall Road and West Georgia Road; thence with the center line of said road S. 31-33 W., 492 feet to a point; thence continuing with said road S. 37-21 W., 54.1 feet to the beginning corner and containing 4.87 acres (4.27 excluding roads).

This being the same property conveyed to the Mortgagor herein by deed of Donald B. Anderson dated April 2, 1974 and recorded in the RMC Office for Greenville County in Deed Book 996 at Page 509 on April 3, 1974 also by Deed recorded in Deed Book 918 at Page 634 on June 25, 1971.

This mortgage is second and junior in lien to that mortgage between Sue C. Anderson and Heritage Federal Savings and Loan Association recorded in the original amount of \$25,000.00 in Mortgage Book 1406 at Page 335 on August 5, 1977.

STAMP = 20.00

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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