

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 16 3 43 PM '79

WHEREAS, Key Products & Services, Inc. and C.H. Crews, Jr.  
(hereinafter referred to as Mortgagor) is well and truly indebted unto R.M.C. 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 Thirty Thousand and no/100-----  
plus interest----- Dollars (\$ 30,000.00 ) due and payable

with interest thereon from date at the rate of 13.18 per centum per annum, to be paid: upon maturity

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 those certain pieces, parcels or lots of land in the State of South Carolina, County of Greenville, being shown and designated as Lots numbered 5 and 6 on plat of Paris Piney Park, recorded in Plat Book H at Page 19 and 20 in the RMC Office for Greenville County.

This being the same property conveyed to the mortgagor, C.H. Crews, Jr. by deed of S.T. Lineberger, Jr. as recorded in Deed Book 1010 at Page 533 on November 19, 1974.

THIS IS A SECOND MORTGAGE

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 6 on a plat entitled "Perry Estate" recorded in the RMC Office for Greenville County in Plat Book K at Page 95, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of Blue Ridge Drive at the joint front corner of Lots 5 and 6 as shown on said plat and running thence with the common line of said Lots, N. 5-53 W. 186 feet to an iron pin; thence N. 79-28 E. 65 feet to an iron pin at the rear corner of Lots 6 and 7; thence with the common line of said lots S. 5-55 E. 195 feet to an iron pin on the northern side of Blue Ridge Drive; thence with the northern side of said drive, S. 87-24 W. 65 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor, Key Products & Services, Inc. by deed of Kenneth C. Bowers as recorded in Deed Book 1114 at Page 844 on November 2, 1979.

THIS IS A SECOND MORTGAGE.

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 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 Mortgagee 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 Mortgagee 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.