

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603
MORTGAGE OF REAL ESTATE -

VOL 1641 PAGE 718

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE, S. C. MORTGAGE OF REAL ESTATE
DEC 23 2 36 PM '83
DONALD S. WILKINS
R.M.C.

Mortgagee's Address:
P.O. Box 6807
Greenville, SC

WHEREAS, WALTER WILDER, JR.,

(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 Twenty Thousand Two Hundred Nine (\$20,209.21) Dollars and 21/100-----Dollars (\$ 20,209.21) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 14% per centum per annum, to be paid: per terms of 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the east side of Augusta Street, in the City of Greenville, and being more particularly described as follows:

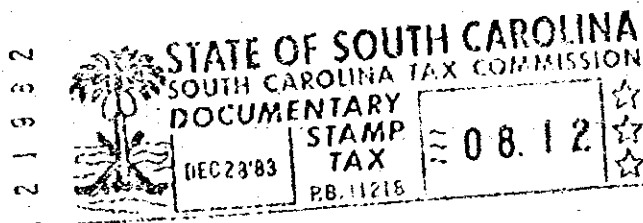
BEGINNING at an iron pin on the eastern side of Augusta Street, said pin being located N. 10-30 W. 112.5 feet from the northeast intersection of Augusta Street and Haynie Street, running thence N. 81-30 E. 149 feet to an iron pin; thence N. 11-16 W. 19 feet to an iron pin on the southern side of an 8.2' driveway; running thence along said 8.2' driveway S. 81-30 W. 149 feet to an iron pin on the eastern side of Augusta Street; running thence along Augusta Street S. 10-30 E. 19 feet to point of beginning.

Also, all my right, title and interest in and to that certain joint driveway 8.2 feet wide, being more particularly described in Driveway Agreement recorded in the RMC Office for Greenville County in Deed Book 556 at Page 270. (This is a one-third interest in the driveway.)

This being a portion of the property conveyed unto Mortgagor herein by Deed of Ellison G. Webster, Jr., dated July 18, 1972, recorded July 19, 1972, in the RMC Office for Greenville County, SC, in Deed Book 949 at Page 312.

This mortgage is second and junior in priority to that certain mortgage given by Walter Wilder, Jr. to First Federal Savings and Loan Association of Greenville, South Carolina, dated April 18, 1975, recorded April 21, 1975, in the RMC Office for Greenville County, SC, in Mortgage Book 1337 at Page 394, in the original amount of \$11,250.00.

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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.

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