

MORTGAGE OF REAL ESTATE

Mortgagee's Address VOL 1648 PAGE 763

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE P.O. Box 6807 Greenville, SC 29606

FEB 21 2 59 PM '84

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, We, Lloyd R. Kembrough and Judy A. Kembrough,  
(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 Ten Thousand Two Hundred Sixty Seven and 39/100--  
----- Dollars (\$ 10,267.39 ) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 15.0% 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, in the City of Greenville, lying and being on the northern side of Lowndes Hill Road, and being known and designated as Lot 10 on a plat of Maple Heights recorded in the RMC Office for Greenville County in Plat Book HH at Page 49 and also being known and designated as the property of Charles E. Gibson and Della Marie Gibson on a plat made by Richard D. Wooten, Jr. dated August 23, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7N at Page 4, reference being had to said most recent plat for a more complete metes and bounds description.

This is the identical property conveyed unto Mortgagors herein by Deed of Charles E. Gibson and Della Marie Gibson dated May 11, 1982 and recorded May 12, 1982, in the RMC Office for Greenville County, South Carolina, in Deed Book 1166 at Page 756.

This mortgage is second and junior in lien to that certain mortgage given by Charles E. Gibson and Della Marie Gibson to Engel Mortgage Company, Inc., dated August 29, 1979, recorded August 29, 1979, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1478 at Page 658, in the original amount of \$27,350.00. Said mortgage was subsequently assumed by Lloyd R. Kembrough and Judy A. Kembrough on May 11, 1982 as shown in Deed Book 1166 at Page 756 in the RMC Office for Greenville County, South Carolina.

REC'D TO  
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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 04.12

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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