

P. O. Box 6807
Greenville, SC 29606

VOL 1053 PAGE 831

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
MAR 27 3 57 AM '84

WHEREAS, KATHERINE MONTIVENTIS, ESQ.

(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 Fifteen Thousand and No/100-----
Dollars \$15,000.00 due and payable

ON DEMAND, NOT TO EXCEED ONE YEAR.

with interest thereon from date at the rate of 13.69% 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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 27 of a subdivision known as Stone Lake Heights, Section III, as shown on a plat thereof prepared by Piedmont Engineering Service, October 1, 1958, revised May 26, 1961, and recorded in the RMC Office for Greenville County in Plat Book QQ at Page 96, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Stone Lake Drive, at joint front corner of Lots 27 and 28, and running thence along the northern edge of Stone Lake Drive, N. 62-54 W. 129.1 feet to an iron pin; thence following the curvature of Stone Lake Drive as it intersects with Rutherford Road, the chord of which is N. 12-10 W. 31.6 feet to an iron pin on the eastern edge of Rutherford Road; thence along the eastern edge of Rutherford Road, N. 38-34 E. 139.6 feet to an iron pin; thence S. 69-16 E. 128.0 feet to an iron pin at the rear corner of Lot 28; thence along the line of that lot, S. 29-04 W. 175.5 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of J. W. Pitts, dated April 24, 1968, and recorded in the RMC Office for Greenville County on April 24, 1968, in Deed Book 812 at Page 560.

This mortgage is second and junior in lien to that mortgage given to First Federal Savings & Loan Association in the original amount of \$25,500.00, recorded in the RMC Office for Greenville County on May 22, 1967, in Mortgage Book 1058 at Page 234.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAR 27 1984
TAX \$ 06.00

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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RECORDED - MAR 27 1984

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