

SECONDMORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE MORTGAGE OF REAL ESTATE

VOL 1081 PAGE 534

TO ALL WHOM THESE PRESENTS MAY CONCERN:
MAY 11 1984
JUNIOR R.M.C.

WHEREAS, ALINDA W. MAHAFFEY

(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 SIX THOUSAND AND NO/100-----

Dollars (\$ 26,000.00) due and payable

in Sixty (60) payments beginning June 15, 1984 in the amount of \$607.80 being principal and interest and being paid monthly until paid in full.

with interest thereon from _____ date _____ at the rate of Fourteen (14) per centum per annum, to be paid: monthly

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:

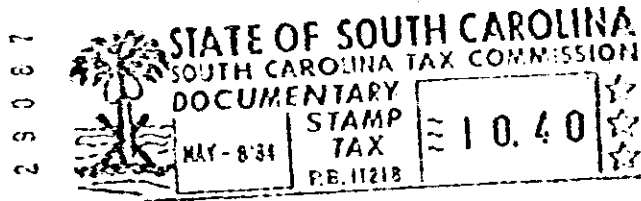
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Winchester Court in the Town of Mauldin, and being known and designated as Lot No. 4, on a plat entitled, "Property Survey for Caine Company", Revised Layout, Lot No, 4, Oak Tree Plaza, made by Arbor Engineering on Spetember 8, 1980, recorded in Plat Book 8-F, at page 15, containing .16 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Winchester Court at the joint front corner of Lot 3 and Lot 4 and running thence with Winchester Court S 31-25 E (shown on plat as N 31-25 W) 34.22 feet to an iron pin; thence continuing with Winchester Court S 30-25 E (shown on plat as N 30-25 W) 25.8 feet to an iron pin at the former joint front corner of Lot 6 and Lot 4; thence continuing S 25-40 E 2.10 feet to an iron pin at the new joint corner of Lot 6 and Lot 4; thence turning and running with the new common line of Lot 6 and Lot 4 N 55-59 E 46.06 feet to an iron pin; thence continuing with the new common line of Lot 6 and Lot 4 N 55-59 E (shown on plat as S 55-59 W) 77.05 feet to an iron pin at the new joint rear corner of Lot 6 and Lot 4; thence turning and running N 39-16 W (shown on plat as S 39-16 E) 57.07 feet to an iron pin at the joint rear corner of Lot 4 and Lot 3; thence turning and running with the common line of Lot 4 and Lot 3 S 58-35 W 114.53 feet to the iron pin at the point of beginning.

This being the same property conveyed to Mortgagor by deed of Mauldin Properties, A Partnership recorded in the RMC Office for Greenville County in Book 1133, Page 826 on Septemeber 19, 1980.

It is understood and agreed that this mortgage is second and junior in lien to that certain mortgage held by First Federal Savings and Loan Association of South Carolina, recorded in Mortgage Book 1516, page 670, in the RMC Office of Greenville County on September 19, 1980 in the original amount of \$39,350.00.

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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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