

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE -

Grantee's Address:  
P.O. Box 6807  
Greenville, SC 29606

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

2 10 52 AM '84  
DONNA R.M.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, THELMA CORNELIA BURTON,

(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 Nine Thousand One Hundred and Sixty Seven and 04/100----- Dollars (\$9,167.04 ) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE WHICH INCLUDES INTEREST OF 16.52%

with interest thereon from date at the rate of 16.52 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 and Township of Greenville, on the north side of Gower Street and described by metes and bounds as follows, to-wit:

BEGINNING at a point on the said North side of Gower Street Fifty-four feet from the Northeast corner of Leach and Gower Streets and running thence along the North side of Gower Street South 59 East Fifty-five feet to a stake; thence North 30 East One Hundred Ten feet to a stake; thence North 59 West Fifty-Four and 6/10 feet to a stake; thence South 29-48 West One Hundred Ten feet to the place of beginning on Gower Street; The lot of land hereby conveyed is a part of Lots Number Fifteen and Sixteen as shown on a plat made by J.N. Southern, D.S., June 21, 1907, and recorded in the RMC Office for Greenville County in Plat Book "A" at Page 159, and on a revised plat of said lots as made by R. E. Dalton in July 1945.

This is the identical property conveyed unto Mortgagor herein by Deed of James D. Shives, dated July 31, 1945, and recorded August 4, 1945, in the RMC Office for Greenville County, South Carolina, in Deed Book 278 at Page 280.

This mortgage if second and junior in priority to that certain Mortgage given by Thelma C. Burton to Commercial Credit Corporation, dated January, 1984, recorded January 9, 1984, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1643 at Page 149.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
JUL 27 84  
TAX  
02.76  
RB 11213

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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