

NET PROCEEDS: \$7,406.69

1097 843

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALLENDALE GOODWIN and CANDIS ANN GOODWIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE COMMUNITY BANK  
P.O. Box 155  
Simpsonville, SC 29681

(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 ONE HUNDRED ELEVEN AND 20/100-----  
----- Dollars (\$10,111.20 ) due and payable  
per note executed this date or any future modifications, extensions, or renewal thereof

with interest thereon from date at the rate of per note per centum per annum, to be paid per 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:

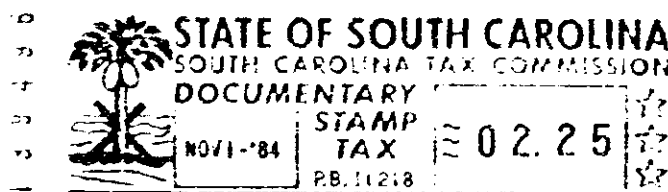
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, situate, lying and being in the State and County aforesaid, in Austin Township, on the Southeast side of Old Georgia Road, containing 1.84 acres, more or less, as shown on plat of property of Allen Dale Goodwin prepared by C. O. Riddle, R.L.S., dated August 28, 1978, which plat is recorded in the R.M.C. Office for said County in Plat Book 6-T at Page 38, and being more particularly described according to said plat as follows:

BEGINNING at an old nail and cap in Old Georgia Road on line of property owned now or formerly by Van Buren Parker, and running thence with said Old Georgia Road N. 43-45 E., 293 feet to an old nail and cap in said road; thence with line of property owned now or formerly by H. H. Goodwin S. 36-08 E., 275.47 feet to an old iron pin, joint corner with property owned now of formerly by Griffith (Iron pin on line at 17.94 feet); thence with the line of said Griffith property S. 56-01 W., 380.1 feet to an old iron pin on line of said Parker property; thence with the line of said Parker property N. 12-38 W., 229 feet to the point of beginning (iron pin back on line at 34 feet). For a more particular description, reference is hereby specifically made to the aforesaid plat.

THIS is the same property conveyed to the Mortgagors herein by deed of Horace H. Goodwin recorded in Deed Book 1087 at Page 162 on September 12, 1978.

This mortgage is second and junior in lien to that mortgage between Allen Dale Goodwin and Candis Ann Goodwin and Woodruff Federal Savings and Loan in the original amount of \$25,000.00 recorded November 23, 1983 in Mortgage Book 1636 at Page 908.



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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 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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