

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

MORTGAGE OF REAL ESTATE -

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

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
Dec 6 3 29 PM '84

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, BILLY RAY HIOTT AND BOBBIE C. HIOTT,

(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 Thirty Three and 51/100----- Dollars (\$ 9,133.51) due and payable

PER TERMS OF NOTE OF EVEN DATE

with interest thereon from date at the rate of 15.5% 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:

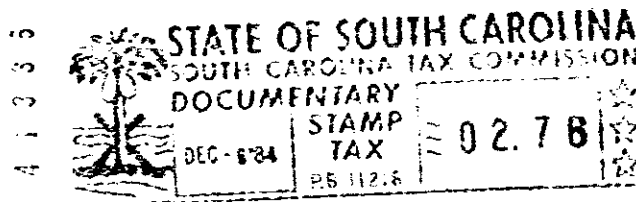
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #200, Section 2, of Oak-Crest Subdivision, as shown on a plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG at Pages 130-131, and having, according to a more recent survey by C.C. Jones, Engineer, dated July 11, 1957, the following metes and bound, to-wit:

BEGINNING at an iron pin on the northwestern side of Texas Avenue, at the joint corner of Lots Nos. 199 and 200, Section 2, and running thence with the northwestern side of Texas Avenue, N. 21-09 E. 50 feet to an iron pin; thence continuing with the northwestern side of Texas Avenue, N. 26-31 E. 50 feet to an iron pin at the curve of the intersection of Texas Avenue and Lynhurst Drive; thence with the curve of the intersection, the chord of which is N. 15-45 W. 35.4 feet to an iron pin on the southwestern side of Lynhurst Drive; thence with the southwestern side of Lynhurst Drive, N. 60-48 W. 59.9 feet to an iron pin at the joint front corner of Lots Nos. 200 and 201; thence with the joint line of said lots, S. 29-12 W. 150.8 feet to an iron pin in the joint rear corner of said lots in the line of Lot No. 199; thence with the line of Lot No. 199, S. 76-27 W. 97.6 feet to the point of beginning.

This is the identical property conveyed unto Mortgagors herein by Deed of John D. Griffith, Jr. and Earlie Grace Griffith by Deed dated April 29, 1983, recorded in said RMC Office on May 2, 1983, in Deed Book 1187 at Page 414.

This is a second mortgage.

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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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