

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE COUNTY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GERALD R. GILUR

(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 FIVE THOUSAND AND NO/100 ----- Dollars (\$ 25,000.00) due and payable

Ninety (90) days from the date hereof,

with interest thereon from date at the rate of 12-1/2 per centum per annum, to be paid at maturity

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 with the signing 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the eastern and western sides of the Becky Gibson Road (also known as Highway No. S23-172) in O'Neal Township Greenville County, S. C. about 5 miles northeast of Greer and being shown and designated as 6 acres on a plat of the property of W. J. Griffin Estate made by John A. Simmons, RLS dated September 25, 1962 recorded in the RMC Office for Greenville County, S. C. in Plat Book KW at page 444, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in or near the Becky Gibson Road at the corner of property now or formerly owned by the Hensen Estate; and running thence across Becky Gibson Road, S. 5-45 W., 654.5 feet to a point in or near a creek; thence with the creek as the line the following traverse courses and distances: N. 88-00 E., 150.5 feet to a point, S. 76-00 E., 214.5 feet to a point, N. 70-30 E., 206 feet to a point at the corner of a 37.08 acre tract; thence with the line of said tract, N. 22-20 W., 494 feet to an iron pin; thence continuing with the line of said tract, N. 34 W., 275 feet to a point in a road; thence with the center line of said road, S. 56-55 W., 60.3 feet to a point; thence continuing with center line of said road, S. 69-39 W., 100 feet to the point of BEGINNING.

The above described property is the same conveyed to the mortgagor by deed of Roger L. Reeves and Sara H. Reeves, to be recorded herewith.

ALSO: ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being at the northeastern corner of the intersection of Myron Lane with Crestfield Road in Greenville County, S.C. being shown as Lot No. 3 on a plat of the Property of Donald E. Baltz made by C. O. Riddle Surveyor dated January 1955 recorded in the RMC Office for Greenville County, S. C. in Plat Book BB at page 175, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to the mortgagor by deed of John R. Strawhorn recorded August 2, 1977 in Deed Book 1061 at page 663.

The within mortgage is junior-in-lien to mortgages covering the first above described property owned by Citizens Building and Loan Association in the original sum of \$20,000.00 recorded in Book 1331 at page 741 and in the original sum of \$1,500.00 recorded in Book 1340 at page 203 which mortgages have a combined balance due in the sum of \$18,562.04, and a first mortgage* covering the second above described property to First Federal Savings and Loan Association in the original sum of \$14,000.00 recorded in Mortgage Book 1405 at page 509. 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.

The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

*covering the second above described property to First Federal Savings and Loan Association in the original sum of \$14,000.00 recorded in Mortgage Book 1405 at page 509.

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