

MORTGAGE OF REAL ESTATE

BOOK 1574 PAGE 838

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EARL WAYNE HUTCHINS and KATHERINE S. HUTCHINS-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK of Greenville, South Carolina, Post Office Box 6807, Greenville, South Carolina, 29606-----

(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 Thirty-Four Thousand and No/100-----

----- Dollars (\$ 34,000.00----) due and payable on or before one (1) year from the date hereof

with interest thereon from date at the rate of 16 1/2% per centum per annum, to be paid: semi-annually as provided in said 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:

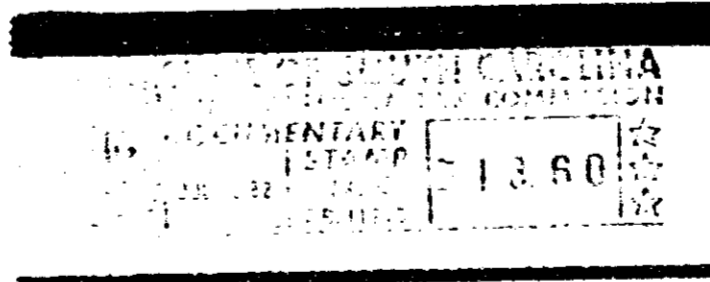
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the Northern corner of the intersection of Peppertree Drive with Sugarberry Drive in Greenville County, South Carolina, being known and designated as Lot No. 161 as shown on a plat entitled Dove Tree made by Piedmont Engineers and Architects dated September 13, 1972, revised March 29, 1973, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X at Pages 21, 22 and 23, reference to said plat is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagor herein by deed of Williams Street Development Corporation recorded in the Greenville County RMC Office in Deed Book 1146 at Page 336 on April 15, 1981.

This mortgage is junior in priority to that certain note and mortgage heretofore given and granted to American Federal Savings and Loan Association by document recorded in the Greenville County RMC Office in REM Book 1510 at Page 764 on August 12, 1980.



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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