

Mortgagee's Address: P. O. Box 6807, Greenville, S.C. 29606
BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A., SUITE 15, 1700E. NORTH ST., GREENVILLE, S.C. 29602

MORTGAGE FILED
GREENVILLE COUNTY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 27 3 55 PM '83
DANNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1604 PAGE 9

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmy V. Williams and Carolyn S. Williams

(hereinafter referred to as Mortgagor) ~~has~~ has executed and delivered unto Community Bank his individual guaranty of payment on note of Universal Services of S.C., Inc.

(hereinafter referred to as Mortgagee) ~~has~~ of even date herewith, the terms of which are incorporated herein by reference, in the sum of

~~XXXXXXXXXXXXXXXXXXXX~~

guaranteeing full payment and performance of said note between mortgagee and Universal Services of South Carolina, Inc., the terms of which are incorporated herein by reference; said loan is evidenced by promissory note in the amount of \$437,000.00 due and payable in accordance with the terms provided in said promissory note.

~~with interest thereon from~~ ~~at the rate of~~ ~~per annum payable to be paid:~~

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 certain piece, parcel or lot of land, together with buildings and improvements, situate, lying and being in the County of Greenville, State of South Carolina, on the Southern side of Cape Charles Drive, being shown and designated as Lot No. 67, on a Plat of Section 1, PELHAM ESTATES, recorded in the RMC Office for Greenville County, South Carolina in Plat Book PPP, Pages 28 and 29, reference to which is hereby craved for the metes and bounds thereof.

This is the identical property conveyed to the mortgagors herein by deed of Fred G. Hathaway dated July 18, 1972 and recorded in the RMC Office for Greenville County in Deed Book 949 at Page 326.

This mortgage is junior in priority to that certain mortgage heretofore given and granted to Fidelity Federal Savings and Loan Association by document recorded in the Greenville County RMC Office in REM Book 1460 at Page 551 on March 23, 1979.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 27 '83
TAX
174.80
RE 11419

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.