vol 1667 200569

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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MIN 13 A 15 PH TO ALL WHOM THESE PRESENTS MAT CONCERN:

DONNIE BRING

WHEREAS, JOHN M. LUTHER, ALSO KNOWN AS JOHN MARK LUTHER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

DATE

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date berewith, the terms of which are incorporated herein by reference, in the sum of

TWENTY-NINE THOUSAND AND NO/100THS----- Dollars (\$ 29,000.00) due and payable

ACCORDING TO THE TERMS OF THAT CERTAIN PROMISSORY NOTE EXECUTED ON EVEN DATE HEREWITH,

AS PER NOTE

with interest thereon from

at the rate o

per centum per annum, to be paid: AS 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:

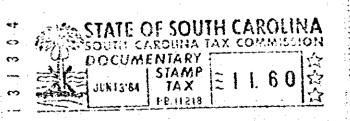
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Eastern side of Woodruff Road, and being known and designated as LOT 1, on a plat of OAK MEADOWS, made by Freeland & Associates, dated August 24, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-V at Page 11, containing 2.94 acres, more or less, according to said plat, reference being had to said plat for a more complete metes and bounds description.

THIS Mortgage also includes an undivided one-eighteenth (1/18th) interest in and to the portion of the unnamed road shown on the above referenced plat which has been dedicated to the County of Greenville.

THE above described property is the same acquired by the Mortgagor by deed from JACK A. BURGESS, JR. and MARIA JULIA ANDROUS BURGESS dated June 4, 1979, and recorded in the RMC Office for Greenville County on June 5, 1979, in Deed Book 1104 at Page 163.

THIS Mortgage is a third (3rd) Mortgage and is junior in priority to that certain Mortgage held by American Federal Savings and Loan Association dated June 7, 1979, and recorded in the RMC Office for Greenville County on June 8, 1979, in REM Book 1469 at Page 495 and also is junior in priority to that certain Mortgage held by Beneficial Finance Company of South Carolina dated May 18, 1983, and recorded in the RMC Office for Greenville County on May 20, 1983, in REM Book 1607 at Page 263.



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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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