

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 19 10 30 AM '84

WHEREAS, WALTER C. WORSHAM AND CAROLYN W. WORSHAM
DONNIE S. TANSLEY
R.M.C.

(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

Sixty-Five Thousand and No/100----- Dollars (\$ 65,000.00) due and payable

according to the terms of above-referenced Note of even date.

with interest thereon from _____ date _____ at the rate of 13 1/2% per centum per annum, to be paid: monthly

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, with the buildings and improvements thereon, lying and being at the northerly intersection of Silver Pine Court and Silver Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 319 on plat entitled "Map No. 1, Section I, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D at Page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Silver Creek Road, said pin being the joint front corner of Lots Nos. 319 and 320, and running thence with the common line of said Lots N. 26-59-00 E. 150 feet to an iron pin, the joint rear corner of Lots Nos. 319 and 320; thence S. 63-01-00 E. 145 feet to an iron pin on the northwesterly side of Silver Pine Court; thence with the northwesterly side of Silver Pine Court S. 29-23-06 W. 26.31 feet to an iron pin; thence continuing with said Court S. 28-56-44 W. 99.30 feet to an iron pin at the intersection of Silver Creek Road and Silver Pine Court; thence with said intersection S. 73-30-28 W. 35.63 feet to an iron pin on the northeasterly side of Silver Creek Road; thence with the northeasterly side of Silver Creek Road N. 62-45-28 W. 11.5 feet to an iron pin; thence continuing with said Road N. 63-01-00 W. 103.14 feet to an iron pin, the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagors herein by Cothran & Darby Builders, Inc. by deed recorded May 1, 1975, in the R.M.C. Office for Greenville County in Deed Book 1017 at Page 577.

This is a second mortgage and is junior in lien to that mortgage executed unto Fidelity Federal Savings and Loan Association (now known as American Federal Bank) dated and recorded May 1, 1975, in the R.M.C. Office for Greenville County in Mortgage Book 1338 at Page 124, in the original amount of \$59,000.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 26.00

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