

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.

MAR 27 4 36 PM '84

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRED C. FRICK

(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

THIRTY THOUSAND AND NO/100 -----Dollars (\$30,000.00) due and payable

On demand

with interest thereon from date at the rate of twelve per centum per annum, to be paid: annually

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 unimprovements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Eastern side of Meadowood Lane, being shown as Lot No. 3 on a plat of the property of Franklin Enterprises, Inc. dated April 21, 1973, prepared by C. O. Riddle, recorded in Plat Book 4Y, at Page 138 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Meadowood Lane at the joint front corner of Lot 2 and Lot 1 and running thence with Lot 2 N. 84-57 E. 425.1 feet to an iron pin at the joint rear corner of Lot 3; thence S. 14-02 W. 164.15 feet to an iron pin at the joint rear corner of Lot 3 and Lot 4; thence with Lot 4 S. 85-45 W. 371.5 feet to an iron pin on Meadowood Lane; thence with said Lane N. 5-03 W. 150 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 997, at Page 171 on April 15, 1974.

This Mortgage is junior in lien to those two (2) certain Mortgages, as follows: Mortgage to United Federal Savings & Loan Association as recorded in the RMC Office for Greenville County in Mortgage Book 1447, at Page 331 on October 16, 1978 in the original principal sum of \$62,400.00; and Mortgage to Community Bank as recorded in the RMC Office for Greenville County in Mortgage Book 1560, at Page 437 on December 23, 1981 in the original sum of \$97,500.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAR 27 1984
\$ 12.00
26-11218

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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