

FILED
GREENVILLE, CO. S. C.
SEP 29 10 56 AM '75
MONNIE S. TANNERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert C. Britt and Beverly D. Britt

(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 -----

Ten Thousand Eight Hundred Ninety-one and 20/100-----Dollars (\$ 10,891.20) due and payable in sixty (60) equal monthly installments of \$181.52, commencing on November 1, 1975,

with interest thereon from maturity at the rate of 5-1/2 per centum per annum, to be paid: after maturity

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, in the City of Mauldin, known and designated as Lot 55 of a subdivision known as Forrester Woods, Section 1, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-N, at page 78, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Gilder Creek Drive at the joint front corner of Lots Nos. 55 and 54, and running thence with the joint line of said lots, N. 83-34W. 180.7 feet to an iron pin; running thence S. 27-36 W. 80 feet to an iron pin; running thence S. 64-35 E. 140 feet to an iron pin; thence S. 83-56 E. 103.2 feet to an iron pin on the eastern side of Gilder Creek Drive; running thence with the eastern side of Gilder Creek Drive N. 6-45 W. 100 feet to an iron pin, the point of beginning.

This is a second mortgage, being junior in lien to that certain mortgage given to Carolina Federal Savings & Loan Association in the original amount of \$28,000.00, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1259, at page 61.



5.4.36

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.

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