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MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C. 1353 611

FILED

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} SECOND MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Nancy J. Stewart

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the 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

One Hundred Forty Thousand & No/100 DOLLARS (\$ 140,000.00 ) with interest thereon from date at the rate of / ~~XXXXXXXXXXXXXXXX~~ said principal and interest to be repaid as follows: indicated in said note

The principal balance with interest only at the rate of 10% per annum payable quarterly with the first of such quarterly interest payment being due and payable on January 1, 1976, and commencing on May 1, 1976, payable in monthly principal installments of \$140.00 plus interest at the 1-1/2% above prime with the principal balance due and payable on May 1, 1981.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land situate, lying and being on the Northeastern corner of the intersection of Huntington Road and Stratton Place near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 26 as shown on a plat of Sheet No. 1 of Huntington Subdivision, prepared by Piedmont Engineers and Architects, dated May 4, 1968, recorded in the R.M. C. Office for Greenville County, South Carolina, in Plat Book WWW at Page 23, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Stratton Place at the joint front corner of Lots Nos. 25 and 26 and running thence with the line of Lot No. 25 N. 17-10 W. 361.59 feet to an iron pin at the joint rear corner of Lots Nos. 25, 26, 28 and 29; thence with the line of Lot No. 29 S. 72-01 W. 188.3 feet to an iron pin; thence with the line of Lot No. 30A S. 53-42 W. 151.6 feet to an iron pin on the Northeastern side of Huntington Road; thence with the Northeastern side of Huntington Road, the following courses and distances: S. 38-50 E. 130.6 feet to an iron pin, thence S. 35-33 E. 127.75 feet to an iron pin, thence S. 31-28 E. 49.3 feet to an iron pin; thence with the intersection of Huntington Road and Stratton Place S. 70-01 E. 39.09 feet to an iron pin on the Northern side of Stratton Place; thence with the Northern side of Stratton Place N. 71-26 E. 200 feet to the point of beginning.

The lien of this mortgage is subordinate to the lien of that certain mortgage from mortgagor Fidelity Federal Savings and Loan Association dated February 27, 1973, and recorded in the office of the R.M.C. for Greenville County, in Real Estate Mortgage Book 1268 at page 301.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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