

Mortgagee: Community Bank, P. O. Box 6526, Greenville, S. C. 29606

MORTGAGE OF REAL ESTATE - Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.
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BOOK 1373 PAGE 749

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT M. COBB (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 Twenty-Nine Thousand Seventy-

One and 20/100-----DOLLARS (\$ 29,071.20),

with interest thereon from date at the rate of 7% per centum per annum, said principal and interest to be repaid:

\$484.52 per month including principal and interest commencing at the rate of seven (7%) per cent per annum (add-on interest), the first payment being due September 1, 1976, and a like payment being due on the first day of each month thereafter for a total of sixty (60) months.

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, being known and designated as Lot No. 33 as shown on a plat of Stratford Forest recorded in the R. M. C. Office for Greenville County in Plat Book KK at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Kensington Road at the curve of its intersection with Dundee Lane; thence with said curve, N. 20-50 E. 34.8 feet to an iron pin on Dundee Lane; thence with Dundee Lane, N. 27-30 W. 182.6 feet to the corner of Lot 34; thence with the line of said lot, S. 81-03 W. 340.3 feet; thence S. 9-45 E. 231.6 feet to an iron pin on Kensington Road; thence with Kensington Road, N. 81-32 E. 180 feet and N. 72-27 E. 200 feet to the beginning corner.

Derivation: This is the same property conveyed to the mortgagor by deed of J. E. Meadors recorded on April 16, 1974 in Deed Book 997 at Page 172 in the R. M. C. Office for Greenville County.

This mortgage is junior in lien to a first mortgage to First Federal Savings and Loan Association recorded in Mortgage Book 1344 at page 485 in the RMC Office for Greenville County.



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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