

FILED
GREENVILLE CO. S. C.

Community Bank
P. O. Box 6807
Greenville, S.C. 29606

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 25 3 30 PM '77

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1390 PAGE 192

WHEREAS, Patricia B. Theodore

(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-two Thousand Forty-nine and 60/100---
-----Dollars (\$ 32,049.60) due and payable

in sixty (60) equal monthly installments of Five Hundred Thirty-four and 16/100 (\$534.16) Dollars, the first payment being due April 15, 1977, and each month thereafter until paid in full, the final payment being due March 15, 1982,

with interest thereon from date at the rate of ten 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:

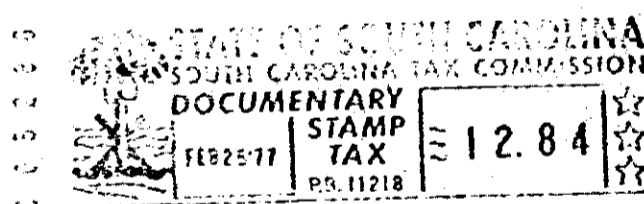
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NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or 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, near the City of Greenville, on the east side of Terra Lea, being shown as Lot 25 on Plat of Section 1 of Terra Pines Estates made by Piedmont Engineering Service, December 1958, revised through March 1966, recorded in the R.M.C. Office for Greenville, S. C., in Plat Book PPP, Pages 18 and 19, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Terra Lea at the joint front corner of Lots 24 and 25 and runs thence S. 49-50 E. 206.8 feet to an iron pin; thence S. 39-17 W. 200 feet to an iron pin; thence N. 49-49 W. 211.8 feet to an iron pin on the east side of Terra Lea; thence along the east side of Terra Lea N. 40-11 E. 200 feet to the beginning corner.

THIS being the same property conveyed to Patricia B. Theodore by deed of Charles John Theodore, recorded in the R.M.C. Office for Greenville County January 28, 1975, in Deed Book 1013 at page 896.

THIS IS A SECOND MORTGAGE



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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