

BOOK 1407 PAGE 589

The State of South Carolina, GREENVILLE, S.C.

COUNTY OF GREENVILLE AUG 19 3 30 PM '77

DONNIE S. TANKERSLEY R.H.C.

SEND GREETING:

Whereas, I, the said Elaine C. Taylor

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to

Community Bank

hereinafter called the mortgagee(s), in the full and just sum of

Fourteen Thousand Eight Hundred Twenty-eight and 52/100 DOLLARS (\$14,828.52), to be paid at its main office in Greenville, S. C.,

Beginning on the 22nd day of September, 1977, and on the 22nd day of each month of each year thereafter the sum of \$ 176.53

said payments to continue up to and including the 22nd day of August 1984

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Community Bank, Greenville, South Carolina.

All that certain piece, parcel, or lot of land with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the westerly intersection of Silver Creek Road and Briar Creek Road, near the City of Greenville, being known and designated as Lot No. 340 on plat entitled "Map No. 3, Section One, Sugar Creek", as recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 4-R, at page 86, reference to said plat being craved for a metes and bounds description thereof.

This being the identical property conveyed to the Mortgagor by deed of M.G. Profit, Inc., dated August 22, 1975 and recorded in Deed Book at Page .

This mortgage is junior in lien to a first mortgage covering said premises given to First Federal Savings and Loan Association of Greenville by the Mortgagor herein, dated August 22, 1975 and recorded in Mortgage Book 1340 at page 737.

Notary Public Seal for Donnie S. Tankersley, R.H.C., Greenville, S.C.

Vertical stamp on the right margin with numbers 0, 5, 8, 0.

Vertical stamp on the right margin with number 4328 RV-27.