

FILED
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF

GREENVILLE

9 03 1977

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1409 927

WHEREAS, EVELYN B. ROWLAND

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMERCIAL MORTGAGE COMPANY, INC.

(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 THOUSAND AND NO/100
-----Dollars \$ 20,000.00 due and payable

\$8,000.00 DUE AND PAYABLE ON OR BEFORE
DECEMBER 15, 1977 AND BALANCE DUE ON DEMAND

with interest thereon from ^{due} ~~date~~ at the rate of NINE per centum per annum, to be paid. ON DEMAND

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, situate on the north side of Daniel Avenue, near the City of Greenville, being shown as the western portion of Lots 48 and 49 on Plat No. 2 of Camilla Park recorded in the RMC Office for Greenville County in Plat Book M, at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Daniel Avenue at the joint corner of Lots 21 and 48 and running thence along the line of Lots 20 and 21, N. 9-16 E., 160 feet to an iron pin; thence S. 79-35 E., 99.9 feet to an iron pin; thence through lots 48 and 49, S. 9-14 W., 158 feet to an iron pin on the north side of Daniel Avenue; thence along the north side of Daniel Avenue, N. 80-44 W., 100 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed of Elbert C. Elliott recorded in the Greenville County RMC Office in Deed Book 899 at Page 414 dated September 30, 1970.

This mortgage is second and junior in lien to that certain mortgage held by Saluda Valley Federal Savings & Loan Assoc. recorded in RMC Book 1253 at page 152, on October 12, 1970 in the original amount of \$30,000.00.

RECEIVED TAX 200.00
ES 11218

Together with all and singular rights, members, hereditaments, 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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