

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1418 39

TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS, Robert D. Terrell and Mary I. Terrell

Hereinafter referred to as Mortgagee) is well and truly indebted unto Community Bank

Hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Ten Thousand One Hundred Twenty-Three and 80/100-----  
 ----- Dollars \$ 10,123.80 ----- due and payable  
 at the rate of \$168.73 per month beginning January 15, 1978 and continuing on the 15th  
 day of each and every month thereafter until paid in full

with interest thereon from maturity at the rate of nine per centum per annum to be paid monthly.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, aliened, 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, hereafter described therein, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Hudson Road and being known and designated as Lot No. 6 on a plat of DEL NORTE ESTATES, Section IV, prepared by Piedmont Engineers, recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 8, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the northern side of the right-of-way of Hudson Road at the eastern corner of property now or formerly of Wallace Wilson, et al, and running thence N.17-30 W. 130.0 feet to a point at the joint rear corner of Lots 6 and 7; thence with the common line of said Lots, N.79-14 E. 150.85 feet to a point on the western side of Del Norte Boulevard at the joint front corner of said Lots; thence along the western side of said Del Norte Boulevard, S.15-47 E. 85 feet to a point; thence with the intersection of the western side of Del Norte Boulevard and the northern side of Hudson Road, S.27-52 W. 36.2 feet to a point on the northern side of Hudson Road; thence along the northern side of Hudson Road, S.71-30 W. 120.6 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from Rajnish K. Jain and Sucheta Jain recorded in the RMC Office for Greenville County in Deed Book 1005 at Page 109 on August 16, 1974.

This is a second mortgage subject to that certain first mortgage lien given to First Federal Savings and Loan Association by Robert D. Terrell and Mary I. Terrell recorded in the RMC Office for Greenville County in Mortgage Book 1366 at Page 825 on May 6, 1976 in the original amount of \$31,800.00.

GCTO The mailing address of the Mortgagee herein is P. O. Box 6526, Station B, Greenville, South Carolina 29606.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way accident 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 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.