

Community Bank  
P. O. Box 5340  
Greenville, S. C. 29606

FILED  
GREENVILLE CO. S. C.

BOOK 1426 PAGE 194

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

APR 17 10 27 AM '78  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

MARY H. TAYLOR

(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

Three thousand six hundred twenty-seven and 52/100 Dollars (\$ 3,627.52 ) due and payable in 12 consecutive monthly payments of \$75.00, commencing March 28, 1978, and continuing thru February 28, 1979, at which time the remaining debt is due and payable in consecutive monthly payments of \$100.00, commencing March 28, 1979, and continuing thereafter until the debt is paid in full

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 8% 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:

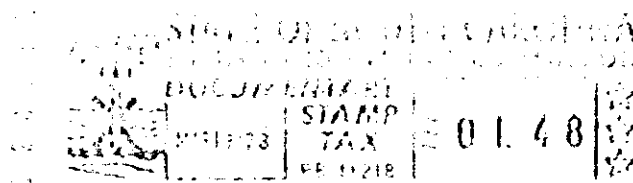
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the eastern side of Yancey Drive, being shown and designated as Lot 12 on a Plat of LAKE FOREST HEIGHTS, recorded in the RMC Office for Greenville County in Plat Book GG, at Page 153, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Yancey Drive, at the joint front corner of Lots 11 and 12, and running thence with the common line of said Lots, N 73-13 E, 236.9 feet to an iron pin; thence S 19-59 E, 115.1 feet to an iron pin, rear corner of Lot 13; thence with the line of Lot 13, S 73-13 W, 243.2 feet to an iron pin on the eastern side of Yancey Drive; thence with said Drive, N 16-47 W, 115 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of George O. Short, Jr. and Jacqueline Horne Short, recorded October 7, 1976, in Deed Book 1044, at Page 217.

It is understood this is a third mortgage on the subject property. There is a first mortgage to Fidelity Federal Savings & Loan Association in the principal amount of \$42,500.00 and a second mortgage to George O. Short, Jr., et al., assigned to John M. Flynn, in the principal amount of \$7,500.00.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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