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FILED
GREENVILLE CO. S. C.
APR 17 1973

Mortgagee's Address
P. O. Box 6807
Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1450 PAGE 592

WHEREAS, I, Gail Marchbanks,

(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 **Four Thousand Two Hundred Thirty One and 68/100**-----

Dollars (\$4,231.68) due and payable

In accordance with the terms of note of even date herewith,

including ~~any~~ interest thereon from date hereof at the rate of 12.50 APR 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 Southern side of Havenhurst Drive, and, being shown as Lot No. 40 on Plat No. 1 of Homestead Acres, recorded in Plat Book RR, Page 35 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the Southern side of Havenhurst Drive, at the joint front corner of Lots 39 and 40 and running thence with the line of lot 39 S. 25 E. 175 feet to an iron pin in the line of lot 29; thence along the rear of lots 29 and 28, S. 65-00 W. 90 feet to an iron pin in the line of lot 28 and the corner of lot 41; thence along the line of lot 41, N. 25 W. 175 feet to an iron pin on the Southern side of Havenhurst drive; thence along Havenhurst Drive, N. 65-00 E. 90 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Harvey E. Campbell and Frances F. Campbell recorded in the R.M.C. Office for Greenville County in Deed Book 973, Page 189.

This mortgage is junior to that lien of Harvey E. Campbell and Frances F. Campbell recorded in the R.M.C. Office for Greenville County in Real Estate Mortgage Book 1273, Page 551 on April 24, 1973.

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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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