

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

Mortgagee:
East North Street
Greenville, S. C.

FEB 2 1 50 PM '79 TO ALL WHOM THESE PRESENTS MAY CONCERN:

BONNIE S. TANKERSLEY
R.M.C.

1458 654

WHEREAS, Mary Ann G. Gregory

(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 Twenty Three Thousand Two Hundred Thirty Seven and 40/100----- Dollars (\$ 23,237.40), due and payable

in accordance with the terms of note of even date herewith:

/Including APR
Interest thereon from January 30 at the rate of 12.50/ per centum per annum, to be paid: Monthly
1979

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 Mortgagee in hand well and truly paid by the Mortgagor 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 north side of Randall Street, and being known and designated as the eastern one half of Lot 20, Section A, of the property of Stone Land Company, plat of said property being recorded in the R.M.C. Office for Greenville County in Plat Book A, pages 337 through 345, and having the following metes and bounds according to plat entitled Property of Jerry Earl Poole and Sheron C. Poole prepared by R. B. Bruce, April 4, 1967, and recorded in the R.M.C. Office for Greenville County in Plat Book "QQQ" at page 73:

BEGINNING at an iron pin on the north side of Randall Street which pin is 217.55 feet from the intersection of Randall Street and Wilton Street, and running with Randall Street N. 25-39 W. 54.37 feet to an iron pin; thence N. 0-03 E. 155.3 feet to an iron pin; thence S. 79-30 E. 54 feet to an iron pin; thence S. 0-03 W. 147.5 feet to an iron pin the point of beginning.

This is the same property conveyed to the mortgagor by deed of Jerry Earl Poole and Sheron C. Poole recorded in the R.M.C. Office for Greenville County in Deed Book 831, Page 422 on October 26, 1967.

This mortgage is junior to that mortgage of C. Douglas Wilson and Company recorded in the R.M.C. Office for Greenville, County in R.E.M. Book 1054, page 565.

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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

6328 RV.2