

FILED LOAN PROCEEDS - \$15,000.00
GREENVILLE CO. S. C.

VOL 1459 PAGE 952

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 16 12 37 PM '79
MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, WILLIAM M. CANTRELL

(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-two Thousand Five Hundred Eighty and 88/100-----Dollars (\$22,580.88) due and payable

in monthly installments of \$268.82 each on the 1st day of each month commencing with the 1st day of April, 1979 and continuing for 84 consecutive months and a final payment of \$268.82 on the 1st day of March, 1986.

with interest thereon from date at the rate of 12.5% per centum per annum, to be paid: monthly

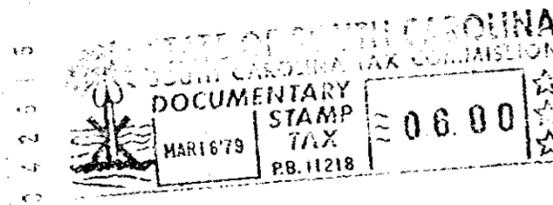
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being shown as Lot #10 on a plat of Oak Forest Subdivision prepared by J. C. Hill, November, 1962, and recorded in the RMC Office for Greenville County in Plat Book CCC, page 41, said lot fronting 100 feet on the northerly side of Oak Forest Drive, reference to said plat being craved for a more particular description.

This is the identical property conveyed to the mortgagor by deed of Iris Janet W. Cantrell to be recorded of even date in the RMC Office for Greenville County in Deed Book 1098 at Page 662.

This being a second mortgage and junior in lien to that certain mortgage recorded in the RMC Office for Greenville County in Mortgage Book 981 at Page 525 dated December 18, 1964 given to First Federal Savings and Loan Association by Levis L. Gilstrap and which was assumed by William M. and Iris Janet W. Cantrell on March 1, 1965. That the current balance on said mortgage is \$9,062.59.



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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