

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE, CO. S. C.

APR 17 12 05 PM '79

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, VIOLA SAXON

(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-one Thousand Eight Hundred Forty-eight and 40/100-----Dollars (\$21,848.40) due and payable

in monthly installments of \$260.10 each on the 15th day of each month commencing with the 15th day of May, 1979 and continuing for 84 consecutive months until paid in full.

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:

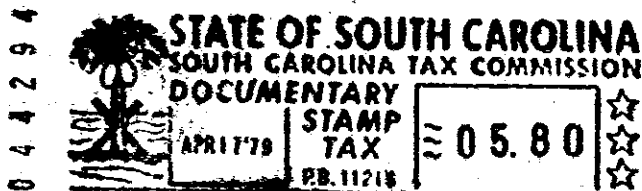
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, and according to a plat of property of Richard G. and Mary S. Miller, made by Carolina Engineering and Surveying Co., October 19, 1968, recorded in the RMC Office for Greenville County in Plat Book ZZZ at Page 83, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pelham Road as re-located at corner of property owned by Bolonkin and running thence with Pelham Road, S. 60-19 W., 134.9 feet; thence continuing with said Road, S. 58-56 W., 232.4 feet; thence N. 12-45 W., 288.1 feet; thence N. 72-55 E., 47.2 feet to the center of a branch; thence with the center of said branch as the line, N. 83-32 E., 107 feet; thence N. 43-08 E., 24.8 feet; thence S. 31-37 E., 18.2 feet; thence N. 84-19 E., 166.5 feet; thence S. 14-45 E., 143.2 feet to the point of beginning.

This being the identical property conveyed to the mortgagor by deed of Richard G. and Mary S. Miller as recorded April 20, 1973 in the RMC Office for Greenville County in Deed Book 971 at Page 898.

This being a second mortgage and junior in lien to that certain mortgage given to United Federal Savings and Loan Association as recorded April 20, 1973 in the RMC Office for Greenville County in Mortgage Book 1273 at Page 326 and having a balance of \$3,751.95. (Note: United Federal Savings and Loan Association was formerly known as Fountain Inn Federal)



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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