

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

APR 17 11 16 PM '79 TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHNNIE S. TANKERSLEY  
R.M.C.

WHEREAS, HELEN G. CANNON

(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 Six Thousand Four Hundred Sixty Eight and 76/100-----

----- Dollars (\$ 6,468.76 ) due and payable

in accordance with terms of note of even date herewith

including ~~the~~ interest thereon from date according to terms of note. at the rate of 13.69 a.p. per centum per annum, to be paid:

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:

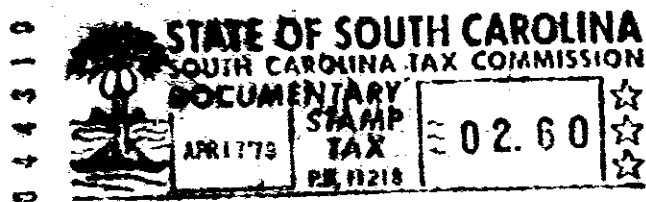
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, designated as Lot No. 59, Wade Hampton Terrace, as shown on a plat of Helen G. Cannon, prepared by Freeland and Associates, dated March 28, 1979, recorded in the R.M.C. Office for Greenville County in Plat Book 7D, Page 28, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hummingbird Circle, the joint front corner of Lots 58 and 59; thence with the joint line of said lots S. 18° 51' E., 195.7 feet to an iron pin in line of Lot No. 65; thence with the line of said lots S. 71° 09' W., 100 feet to an iron pin, corner of Lot No. 60; thence with the line of said lot N. 18° 51' W., 200 feet to an iron pin on the southerly side of Hummingbird Circle; thence with the southerly side of said Hummingbird Circle N. 71° 09' E., 70 feet to an iron pin; thence continuing with the southerly side of Hummingbird Circle N. 80° 29' E., 30.4 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Leroy Cannon recorded in the R.M.C. Office for Greenville County on May 1, 1972, in Deed Book 979, Page 232.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings & Loan Association in the original amount of \$25,000.00 dated March 28, 1979, and recorded in the R.M.C. Office for Greenville County on April 5, 1979, in Real Estate Mortgage Book 1462, Page 87.



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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