

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } **GREENVILLE CO. S. C.**

1513 733
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
 AUG 29 4 58 PM '80

WHEREAS, Phillip T. Glennon, ^{DONNIE S. TANKERSLEY, JR.} and Constance A. Glennon

(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

Seventy five thousand and 00/100 -----
 Dollars (\$ 75,000.00) due and payable

according to the terms thereof, said note being incorporated herein by reference

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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, the Mortgagee's heirs, 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 northerly side of Woody Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 406 on plat entitled "Map 3, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at page 2, reference being craved to said plat for a more particular metes and bounds description.

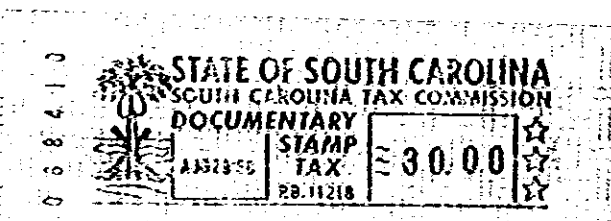
This is the same property conveyed to the mortgagors by deed of Cothran & Darby Builders, Inc. dated August 29, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1132 at page 352.

This is a second mortgage, junior in lien to that certain mortgage given by Philip T. Glennon, Jr. and Constance A. Glennon to First Federal Savings and Loan Association dated August 29, 1980 and recorded in the RMC Office for Greenville County in Mortgage Book 1513 at page 727.

This mortgage is to secure that certain note previously given by the mortgagor to Community Bank on January 19, 1979 in the amount of \$75,000.00.

The mortgagee's address is: PO Box 6807, Greenville, SC 29606

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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.

4. 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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