

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE

Mortgagee's Address:

GREENVILLE, S. C.

P.O. Box 6807

Greenville, SC 29606

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 13 4 35 PM '69

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

1317 659

WHEREAS, WE, WILLIAM B. LANDIS and ELINOR J. LANDIS,

(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 Seven Thousand Five Hundred and NO/100----- Dollars (\$ 7,500.00 ) due and payable

PER TERMS OF NOTE OF EVEN DATE

with interest thereon from date at the rate of 15% per centum per annum, to be paid per terms of note

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 being shown as Lot 23 of the Eliza T. Loper property, plat of which is recorded in the RMC Office for Greenville County in Plat Book H at Pages 159 and 160,

This is the identical property conveyed unto Mortgagors herein by Deed of Frank B. Snyder and Zellie R. Snyder, dated August 22, 1969, recorded August 25, 1969, in the RMC Office for Greenville County, South Carolina, in Deed Book 874 at Page 418.

This mortgage is second and junior in priority to that certain mortgage given by William B. Landis and Elinor B. Landis to Carolina National Mortgage Investment Company, Inc., dated August 22, 1969, recorded August 25, 1969, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1135 at Page 43, in the original amount of \$14,000.00.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP TAX \$ 03.00  
FEB 13 1969

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 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. 400 3 31A01

OR  
BY  
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