

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

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APR 13 2 59 PM '79

DOHNIE S. TANKERSLEY R.M.C.

Mortgagee's Address: PO Box 6807, Sta. B G'ville, SC 29606

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James K. Steele and Carol S. Steele

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 Four thousand five hundred

sixteen and 20/100ths ----- DOLLARS (\$ 4,516.20).

with interest thereon from date at the ~~rate of~~ annual percentage rate of 13.5% said principal and interest to be repaid:

in equal monthly installments of \$250.90, commencing May 8, 1979, and a like payment on the same date of each month thereafter for eighteen months or until paid in full.

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,

on the southern side of Fairford Circle, in Chick Springs Township, being shown and designated as Lot No. 76 on Plat of Colonial Hills Subdivision, Sec. 5, prepared by Piedmont Engineers & Architects, dated October 18, 1976, and recorded in the RMC Office for Greenville County in Plat Book QQQ at Page 21. For a more complete metes and bounds description, see the aforementioned plat.

DERIVATION: Deed of Cecil T. Wilhoit, Jr. and Mary Ann Wilhoit to be recorded herewith in the RMC Office for Greenville County.

THIS mortgage is junior in lien and secondary only to that certain Mortgage originally from James P. Summers, Jr. and Frances S. Summers to Aiken Loan & Security Company in the amount of \$21,300.00, recorded in Mortgage Book 1102 at Page 427, dated September 6, 1968, subsequently having been assumed by Cecil T. Wilhoit, Jr. & Mary Ann Wilhoit and herewith assumed by James K. Steele and Carol S. Steele by deed executed April 10, 1979 to be recorded herewith, said mortgage having a present assumption/balance in the amount of \$17,971.35.

DOCUMENTARY STAMP APR 13 1979 TAX 01.84 P.B. 11213

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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