

MORTGAGE OF REAL ESTATE - BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A.  
GREENVILLE CO. S. C.

VOL 1403 PAGE 864

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 20 1 27 PM '79

MORTGAGE OF REAL ESTATE

BONNIE S. TANKERSLEY  
R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Philippe C. Latortue and H. Joyce Latortue

(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 Three Thousand One Hundred Twelve and 50/100-----

----- Dollars (\$3,112.50 ) due and payable

as provided for in Promissory Note executed of even date herewith.

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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, its successors and assigns:

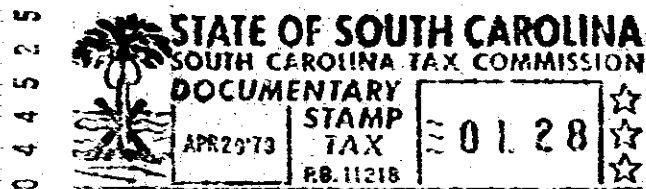
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the northeastern side of Pinckney Street and being known and designated as part of Lot No. 23 on Plat of Property of W. P. McBee Estate recorded in the RMC Office for Greenville County in Plat Book A at Page 83 and being shown on a more recent plat entitled "Property of Philippe C. Latortue and H. Joyce Latortue", prepared by Carolina Surveying Company, dated April 12, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-D at Page 81, and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Secretary of Housing and Urban Development of Washington, D. C., recorded in the RMC Office for Greenville County on April 20, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 6526, Station B, Greenville, South Carolina 29606.

THIS is a second mortgage subject to that certain first mortgage to First Federal Savings and Loan Association, dated April 19, 1979, and recorded in the RMC Office for Greenville County on April 20, 1979, in the amount of \$20,000.00.

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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 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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