300x 1436 FASE 356

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OCHNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE

R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Dorothy C. Hart

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Community Bank

916 E. W. A. S. C. 29601

(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

Twenty Three Thousand Nine Hundred Sixty One & Dollars (\$23,961.60) due and payable 60/100

APR

with interest thereon from date

·.)

at the rate of 12.50 percentages for the paid:

as per terms of said 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

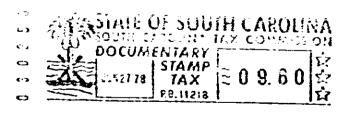
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Oneal Township, lying on the

north side of Mays Bridge (Groce's Meadow) Road and bounded by other land now or formally owned by Sandra H. Stroud, Kathy H. Tapp and Deborah H. Bennefield and Ben Crain, containing two and 27/100 acres, more or less, and having the following metes and bounds:

BEGINNING at a point in Mays Bridge Road at Crain's line and running thence S 71-10 E 365 feet to point in road; thence over iron axel N 18-00 E 335 feet to iron pipe; thence N 71-10 W 226.5 feet to iron pipe on Crain's line; thence S 40-15 W 360.8 feet over iron axel on bank of road to beginning corner.

This being the identical property conveyed to Mortgagor by deed of Sandra H. Stroud, Kathy H. Tapp and Deborah H. Bennefield dated September 30, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1066 at Page 179; the remaining interest of Susan Claudette Hart and Keith Elliott Hart being conveyed to Mortgagor by deed of Frank P. McGowan, Jr., Master in Equity for Greenville County dated October 4, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1066 at Page 180.

This is a Second Mortgage junior to that of C. Douglas Wilson and Company recorded in the RMC Office for Greenville County in Mortgage Book 713 at Page 135, 5-13-1957.



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.

328 RV-2