

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1415 PAGE 731

MORTGAGE OF REAL ESTATE

NOV 9 29 AM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNE S. TAYLOR  
R.M.C.

WHEREAS, B.F. REEVES

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMERCIAL MORTGAGE COMPANY, INC.

(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 FIVE THOUSAND ONE HUNDRED AND NO/100----- Dollars (\$ 5,100.00 ) due and payable

ON DECEMBER 10, 1977

with interest thereon from date at the rate of NINE per centum per annum, to be paid: ON DEMAND

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, in the Town of Simpsonville, on the South side of North Pliney Circle, being known and designated as Lot 67 on Plat of League Estates prepared by W. J. Riddle, dated October, 1941, recorded in the RMC Office for Greenville County in Plat Book K at Page 111, and being more particularly shown on Plat of property of George Payne DeMenezes prepared by J. C. Hill, dated August 8, 1957, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of North Pliney Circle, at the front corner of Lot 68, which pin is N. 70-15 E., 416.5 feet from the intersection of N. Pliney Circle with US Highway 276; running thence with the south side of N. Pliney Circle N. 70-15 E., 100 feet to an iron pin, front corner of Lot 66; thence with the line of said lot S. 19-45 E., 200 feet to an iron pin, rear corner of Lot 44; thence with the rear line of said lot S. 70-14 W., 100 feet to an iron pin, rear corner of Lot 68; thence with the line of said lot N. 19-45 W., 200 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed of Larry A. and Joan G. Coker as recorded in the RMC Office for Greenville County in Deed Book 714 at Page 100 dated January 9, 1963.

This mortgage is second and junior in lien to that certain mortgage held by Veterans Administration recorded in Mortgage Book 724 at Page 39 in the original amount of \$8,700.00

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RECORDED  
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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