

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1415 PAGE 932

MORTGAGE OF REAL ESTATE

NOV 16 1 21 PM '77 TO ALL WHOM THESE PRESENTS MAY CONCERN:

CONNIE S. TANKERSLEY
R.M.C.

WHEREAS, JEAN BLACKWELL CHEATHAM

(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 Seventeen Thousand Eight Hundred Eighty and 24/100

Dollars (\$ 17,880.24) due and payable

in accordance with terms of note of even date hereof

with interest thereon from date hereof at the rate of seven per centum per annum, to be paid:

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 Richwood Drive, being shown as Lot No. 5 on a plat of section of Richwood Subdivision dated April, 1968, prepared by C. O. Riddle, recorded in Plat Book UUU at page 5 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Richwood Drive at the joint front corner of Lots 5 and 6, thence with Lot 6 S. 19-41 E. 135 feet to iron pin at the joint rear corner of Lots 5 and 6; thence S. 70-46 W. 88.9 feet to iron pin at the joint rear corner of lots 4 and 5; thence with lot 4 N. 19-41 W. 135 feet to iron pin on Richwood Drive; Thence with said drive N. 70-46 E. 88.9 feet to point of beginning.

This property is conveyed subject to all restrictions, easements and rights of way of record affecting said property.

This lien is junior to that mortgage of Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1109 at Page 16.

This is the same property conveyed to the mortgagor by deed of Jeff R. Richardson, Jr., recorded in the R.M.C. Office for Greenville County in Volume 873, Page 201 on August 4, 1969.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
NOV 1977 TAX 07.16
P.B. 11218

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 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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