

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 25 3 56 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SAMUEL JOHN ENGEL and VERA MAE Q. ENGLE, same as Vera Mae Engel

(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

Twenty-five thousand eight hundred four and 80/100 Dollars (\$ 25,804.80) due and payable

in 48 equal, consecutive monthly installments of \$537.60, commencing
June 1, 1979

as stated in Note of even date herewith
with interest thereon from date / at the rate of per centum per annum, to be paid: monthly
AMOUNT ADVANCED \$20,000.00

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 and Township of Greenville, being shown and designated as Lot 13, Block G, on a Plat of PARK PLACE, recorded in the RMC Office for Greenville County in Plat Book A, at Page 119. Said Lot has a frontage of 50 feet and a uniform depth of 150 feet.

This is the same property conveyed to Vera Mae Q. Engle by Z. W. Quinn by deed recorded February 19, 1974, in Deed Book 994, at Page 60.

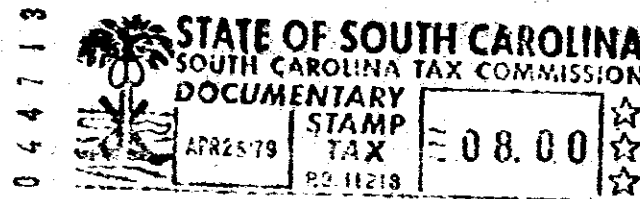
ALSO

ALL that certain piece, parcel, or lot of land, situate, lying and being on the eastern side of Engel Drive, Greenville County, South Carolina, being shown and designated as Lot 35 on a Plat of Section 2, OAKLAND TERRACE, dated January 1961, prepared by C. C. Jones, Civil Engineer, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Engel Drive at the rear corner of Lot 30 in Section 1 of OAKLAND TERRACE Subdivision and running thence with Engel Drive, N 7-32 W, 143.4 feet to an iron pin; thence continuing with Engel Drive following the curvature thereof, the chord of which being N 4-43 E, 80.5 feet to an iron pin; thence continuing with Engel Drive following the curvature thereof, the chord of which being N 29-25 E, 80.2 feet to an iron pin, joint front corner of Lots 34 and 35; thence with the joint line of said lots, S 48-35 E, 175 feet to an iron pin at the rear corner of Lot 28 of Section 1; thence with the rear line of Lots 28, 29 and 30, of Section 1, S 41-25 W, 236.6 feet to the point of beginning.

This is the same property conveyed by Zelma B. Quinn to Samuel John Engel and Vera Mae Engel, by deed recorded February 28, 1962, in Deed Book 693, at Page 266.

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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 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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