

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

1400 810

MAY 17 4 39 PM '79 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.M.C. BY WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAN B. SNOW AND JOAN C. SNOW

(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

FOUR THOUSAND THREE AND 56/100----- Dollars \$4003.56 ; due and payable

in thirty-six (36) monthly installments of \$111.21; first payment due June 15, 1979 and due thereafter on the same day of each month until paid in full;

A.P.R.
with interest thereon from date at the rate of 12.91 per centum per annum, to be paid. MONTHLY

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:

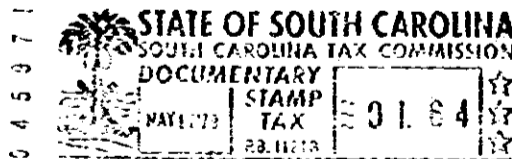
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, being known and designated as Lot no. 7 on plat of property of D. W. Cochrane and E.C. Case, recorded in the RMC Office for Greenville County in plat book F at page 262, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of East Augusta Place at the joint front corners of lots 7 and 8; running thence with the joint line of said lots, S. 31-30 E., 247.6 feet to an iron pin; thence S. 58-45 W., 60 feet to an iron pin; thence running with the line of lots 6 and 7, N. 31-30 W., 247.1 feet to an iron pin; thence along the southeastern side of East Augusta Place, N. 58-30 E., 60 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Frances Owens Manuel, recorded in Deed Book 1078 at page 885 on May 9, 1978 in the RMC Office for Greenville County.

It is understood and agreed that this mortgage is second and junior in lien to that mortgage held by Collateral Investment Company, recorded in mortgage book 1441 at page 944, in the original amount of \$28,900.00, recorded on May 9, 1978, in the RMC Office for Greenville County.

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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 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 whatsoever lawfully claiming the same or any part thereof.

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