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STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } CO. S. C.  
JUL 16 4 58 PM '79  
DONNIE T. TANNERSLEY  
M.C.

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

WHEREAS, Karen E. Shuman

(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

Ten Thousand Seven Hundred and No/100----- Dollars (\$10,700.00 ) due and payable

ninety-one (91) days from date on October 15, 1979

with interest thereon from date at the rate of 12.67% per centum per annum, to be paid: according to the terms of the 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 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 northern side of North Way Drive being known and designated as Lot No. 144 as shown on a plat of Orchard Acres, Section 3, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 143 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of North Way Drive at the joint front corner of Lots No. 59 and 144 and running thence with the joint line of Lots 59 and 60 N. 1-13 W. 156.2 feet to an iron pin at the joint corner of Lots 144 and 219; thence along the joint line of Lots 219 and 144 N. 86-39 E. 90.1 feet to an iron pin at the joint rear corner of Lots 144 and 145; thence along the joint line of Lots 145 and 144 S. 1-13 E. 154.4 feet to an iron pin on the northern side of North Way Drive at the joint front corner of Lots 144 and 145; thence along the northern side of North Way Drive S. 85-47 W. 90.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Frank R. Prince and Gertrude A. Prince of even date and to be recorded herewith.

This mortgage is junior in lien to that certain mortgage in the sum of \$39,000.00 executed on this date by the mortgagor herein to First Federal Savings and Loan Association to be recorded herewith.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY TAX DIVISION  
JUL 16 1979 4 20 PM

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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