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MORTGAGE OF REAL ESTATE-Offices of WILLIAMS & BENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

B. Hasi

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

WHEREAS,

Jackson Reece Corpening and Jinny J. Corpening

(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 in corporated herein by reference, in the sum of

Fifteen Thousand and No/100

Dollars (\$ 15,000.00) due and payable

90 day note, due November 6, 1980 with interest at naturity

and interest thereon from

at the rate of 12.67% per centum per annum, to be paid:

at maturity

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagor 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 included to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagoe, the Mortgagoe's heirs, successors and assigns:

ALL that piece, parcel or lot of land, situate, lying and being on the southwestern side of Woodharbor Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 5 of a subdivision known as Woodharbor, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 37, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Woodharbor Drive, joint front corner of Lots 4 and 5, and running thence S. 39-13 W. 199.2 feet to an iron pin; running thence, N. 51-08 W. 97 feet to an iron pin joint rear corner of Lots 5 and 6; running thence with the joint line of said lots, N. 39-13 E. 199.6 feet to an iron pin on the southwestern side of Woodharbor Drive; running thence with the southwestern side of said Drive, S. 50-48 E. 97 feet to an iron pin, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of United Builders, Inc. by deed dated February 28, 1978 and recorded on March 1, 1978 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1074, at Page 493.

The within mortgage is junior in rank to that certain mortgage of Jackson Reece Corpening and Jinny Louise Jervey, now known as Jinny J. Corpening, to First Federal Savings and Loan Association, dated February 28, 1978 and recorded March 1, 1978, in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1424, at Page 595, and which said mortgage has an approximate balance of \$41,899.02.

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, he 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 coverants that is is lawfully seized of the premises bereinabove 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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