

77011 22-
HILLS, WYATT & FAYSSOUX
MORTGAGE OF REAL ESTATE-Offices of ~~XXXXXXXXXXXXXXXXXXXX~~ Attorneys at Law, Greenville, S. C. 1430 117

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUN 28 3 12 PM '77
JOHNIE S. TANKERSLEY
R.M.C.

WHEREAS, Richard J. Brennan and Denise E. Brennan

(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 Six Thousand and No/100 (\$6,000.00)

Dollars (\$6,000.00) due and payable

six (6) months from date hereof

with interest thereon from _____ date _____ at the rate of ten _____ 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:

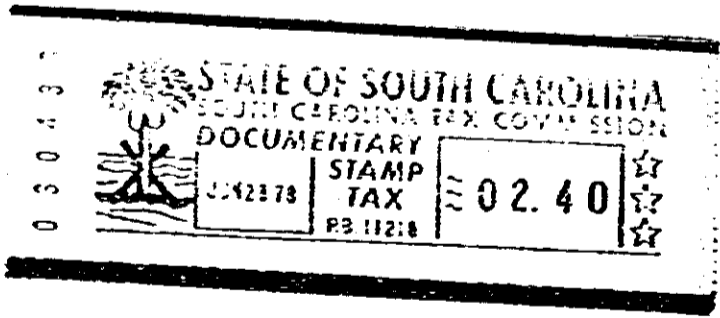
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, and being a part of the Lots Nos. 37 and 38 as shown on plat of property of D. T. Smith recorded in the RMC Office for Greenville County in Plat Book F, at page 108 and having according to a more recent survey made by J. C. Hill, Surveyor, recorded in Plat Book V at page 141, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Mount Vista Avenue 110 feet west from Ioka Street and running thence N 25 degrees and 40 minutes W 200 feet to an iron pin; thence S 64 degrees and 20 minutes W 90 feet to an iron pin; thence S 25 degrees 40 minutes E 200 feet to an iron pin on northern side of Mount Vista Avenue; thence N 64 degrees and 20 minutes E 90 feet to an iron pin at beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of Doris Rogers McDuffie, to be recorded herewith.

This mortgage is subordinate and junior in rank to that certain mortgage given by the mortgagors herein to Fidelity Federal Savings and Loan Association in the original amount of \$46,400.00, to be recorded herewith.



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.

0517

4328 RV-2