

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RECORDED  
FILED  
16 14 AM '78  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, JOHN H. PARKER and SUSAN C. PARKER

hereinafter referred to as Mortgagor, is well and truly indebted unto

COMMUNITY BANK  
P.O. Box 6807  
Greenville, S.C. 29606

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 THIRTEEN THOUSAND FOUR HUNDRED NINETY-EIGHT & 80/100

Dollars \$ 13,498.80 due and payable

in sixty (60) monthly installments of \$224.98 each month until paid in full, with the first payment being due and payable August 23, 1979.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: at maturity

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, as shown as Lot 13, on map of Sleepy Hollow, and according to said map, having the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Fairview Drive at the joint corner of Lots 13 and 14 and running thence with the line of said lots S. 3-20 W. 239.8 feet; thence S. 22-54 W. 212 feet; thence N. 86-40 W. 263.2 feet; thence N. 6-24 E. 419.5 feet to point on turnaround; thence with curve of turnaround (the chord of which is S. 78-21 E.) 61 feet; thence continuing with said curve (the chord of which is N. 59-43 E) 70.3 feet; thence with Fairview Drive N. 88-27 E. 94.2 feet; thence continuing with Fairview Drive S. 76-23 E. 100 feet to the point of BEGINNING.

LESS HOWEVER: A strip of land crossing the southwestern portion of the above described property being shown on plat recorded in Plat Book UUU at pages 2 and 3 in the RMC Office for Greenville County, said property having been previously conveyed to James G. and Mary L. Foody by deed recorded on September 8, 1978 in Deed Book 1086 at page 972 in the RMC Office for Greenville County.

This is the major portion of the property conveyed to the mortgagors by deed of James P. Taylor and Peggy P. Taylor dated December 20, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1071 at page 740 on January 11, 1978.

This mortgage is a third mortgage junior in lien to those certain mortgages given to First Federal Savings and Loan Association and recorded in Book 1429 at page 200 and a mortgage of Union Home Loan Corporation of South Carolina.

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 whomsoever lawfully claiming the same or any part thereof.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 05.40

1004  
2679

2.5001

4328 RV-2

0714

RECORDED  
FILED  
16 14 AM '78  
R.M.C.