

MORTGAGE OF REAL ESTATE

GREENVILLE, S. C.

1550 886

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 25 3 35 PM '81 MORTGAGE OF REAL ESTATE

DONNIE W. BAKER BY DONNIE W. BAKER THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Philip B. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Post Office 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

Twenty-five Thousand and No/100----- Dollars (\$25,000.00) due and payable
in accordance with the terms of said promissory note;

with interest thereon from date at the rate of nineteen 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. 66 on a plat of CAMBRIDGE PARK, made by Dalton & Neves Co., Engineers, dated June 1, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at page 11, reference to which is hereby made for a more complete description by metes and bounds. The property herein described is also shown as Lot No. 66 on a plat entitled "Property of Philip B. Jones" dated April 1973 made by Dalton & Neves Co., Engineers, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-Y, at page 146, reference to which is hereby craved for the metes and bounds thereof. The course and distance for the joint property line between Lots No. 66 and 67 as shown on plat of CAMBRIDGE PARK recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at page 11 is incorrect, the true course and distance for said common line is shown on the plat of Lot No. 66 entitled "Property of Philip B. Jones".

This is the same property conveyed to Philip B. Jones by Imperial Properties, Inc. by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 973, at page 451 on April 30, 1973.

This is a second mortgage, being junior in lien to that certain mortgage given by Philip B. Jones to Cameron-Brown Company recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1274, at page 1, on April 30, 1973.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 10.00400 8 007
34111801

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 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.