

Vol 1635 No 024

STATE OF SOUTH CAROLINA } GREENVILLE, S. C. } MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } 2 1968 } TO ALL WHOM THESE PRESENTS MAY CONCERN  
JUNIA R. M.L.

WHEREAS, Kenneth Francis Bogan and Juanita I. Bogan

(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 **Thirty-Three Thousand and no/100** Dollars (\$ 33,000.00 ) due and payable

as per terms of note of even date

with interest thereon from date at the rate of 13.25% per centum per annum, to be paid as per terms of 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 Mortgagee in hand well and truly paid by the Mortgagor 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, situate on the western side of Chateau Drive, in Butler Township, being shown and designated as Lot 118 on a plat of Merrifield Park recorded in Plat Book 000 at Page 177, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Chateau Drive at the joint front corner of Lots 118 and 119 and running thence with the line of Lot 119, S. 88-20 W. 210.1 feet to a pin; thence S. 7-35 W. 146.4 feet to a pin at the rear corner of Lot 117; thence with the line of Lot 117, N. 87-36 E. 232.8 feet to a pin on Chateau Drive; thence with the western side of said Drive, N. 3-07 W. 47 feet to a pin; thence continuing N. 1-40 E. 58.1 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of E. C. Wilson, Jr. dated December 17, 1968 and recorded in the R.M.C. Office for Greenville County in Deed Book 858 at Page 256 on December 19, 1968.

This mortgage is second and junior in priority to that certain mortgage given by the Mortgagors herein to Fidelity Federal Savings & Loan (now American Federal Savings & Loan) recorded December 19, 1968, in the original amount of \$30,000.00.

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 hereabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that it is not bound by any and 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, its heirs, successors and assigns against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof

RECORDED

2328