

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

15 SEP 1976

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

WHEREAS, H. Max Nolen and Eleen Nolen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, its successors and assigns

(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

Eight Thousand Five Hundred Fifty-two and 40/100 ----- Dollars (\$ 8,552.40) due and payable
in 60 consecutive monthly installments of \$142.54 on the 15th day of each month,
beginning January 15, 1976

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

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, shown and designated as Lot #19, Section 2 on a plat of Richmond Hills subdivision recorded in the R. M. C. Office for Greenville County in Plat Book JJJ, Page 61, reference to which is craved thereto for a more specific description.

This being the property conveyed to the mortgagors herein by deed of A. J. Prince Builders, January 30, 1969, which deed is recorded in the R. M. C. Office for Greenville County in Deed Book 862, Page 72.

This mortgage is junior to a first mortgage given by Hugh William Cable and Jeanette Cable to Aiken Loan and Security on December 9, 1966 in the principal amount of \$16,600.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1046, Page 246.



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.

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