MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

So  $74 \text{MeV}_{S_{i} \in \mathcal{E}_{i}}$  Mortgage of real estate  $R_{i} R_{i} R_{i} \mathcal{E}_{i} \mathcal{E}_{i}$  to all whom these presents may concern:

WHEREAS,

WE, WILLIE J. LOVETT & ELEANOR K. LOVETT

(hereinafter referred to as Mortgigor) 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

Four Thousand one hundred forty two & 52/100 ----- Dollars (\$ 4,142.52 due and payable in 36 monthly installments of \$115.07 each beginning on the 15 day of September , 1977.

Interest has been computed on the principal of \$3400.00 and added back.

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, 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, farguin, sell and release unto the Mortgagee's heirs, 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, in the city of Greenville, on the eastern side of Prince Avenue, being known and designated as Lots 53 & 54 on plat of PLEASANT VALLEY prepared by Dalton & Neves, recorded in the RMC Office for Greenville County in plat book EE page 5.

This is the same property conveyed to mortgagors by C. Dan Joyner & Company, Inc. by deed dated 9/11/73 recorded 9/12/73 in deed vol. 983 at page 712 of the RMC Office for Greenville County, S. C.

This mortgage is junior in lien to that certain mortgage given by mortgagors to C. Douglas Wilson & Co. (assigned to Philadelphia Saving Fund Society) dated 9/11/73 recorded 9/12/73 in mortgage vol. 1290 page 529 of the RMC Office for Greenville County, S. C.

Community Bank 416 East North Street Greenville, S. C. 29601

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 is 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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