



WHEREAS, WILLIAM DEWITT ABLES AND DORIS S. ABLES

(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 Six Thousand Eight Hundred Twenty Five (\$6,825.00) -----Dollars (\$ 6,825.00 ) due and payable

payments in sixty (60) monthly installments of One Hundred Sixty One and 24/100 (\$161.24)

with interest thereon from date at the rate of 7ad on per centum per annum, to be paid: 60 monthly installments

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, All that piece, parcel or lot of land situate, on the Southwest side of East Circle Avenue in the City of Greenville, County of Greenville, State of South Carolina, and being a portion of Lots 39 and 40 as shown on a plat of Eastlake Subdivision made by Dalton and Neves, Engineers, June 1928 recorded in the R M C Office for Greenville County, in Plat Book G at page 229 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the Southwest side of East Circle Avenue, which point is 15 feet Southeast of the joint front corner of Lots No. 40 and 41 and running thence along the Southwest side of East Circle Avenue, S 52-45 E. 75.03 feet to an iron pin; thence on a line through Lot No. 39 S. 37-15 W. 183.7 feet to a point in the rear line of Lot No. 39; thence N. 45-10 W. 75.7 feet; thence N. 37-15 E. 173.6 feet to the beginning corner.

THIS IS A SECOND MORTGAGE, the first being to Liberty Life in the amount of Three Thousand Three Hundred Ninety Four and 25/100 The Second Mortgage is subject to the first.

Together with all and singular rights, members, herditaments, 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.