

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.**

FILED  
GREENVILLE S.C.

WHEREAS, Kenneth Nielsen and Nancy O. Nielsen

(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

Seven Thousand and No/100----- Dollars (\$ 7,000.00 ) due and payable

with interest thereon from even date at the rate of ten (10%) per centum per annum, to be paid:  
in accordance with the terms of the aforesaid promissory 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 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, the western side of Great Glen Road

being known and designated as Lot  
No. 27 as shown on a plat entitled DEL NORTE ESTATES made by Piedmont  
Engineers and Architects, dated August 28, 1968 recorded in the R.M.C. Office  
for Greenville County, South Carolina in Plat Book WWW at Pages 32 and 33 and having  
according to said plat the following metes and bounds, to-wit;

BEGINNING at an iron pin on the western side of Great Glen Road at the joint  
front corner of lots nos. 26 and 27 and running thence along the common line  
of said lots, N. 53-38 W. 166.91 feet to an iron pin; thence N. 33-12 E. 85.0  
feet to an iron pin at the joint rear corner of lots nos. 27 and 28; thence along  
the common line of said lots, S. 56-30 E. 184 feet to an iron pin on the western  
side of Great Glen Road; thence along the western side of Great Glen Road,  
S. 37-51 W. 11.6 feet to an iron pin and S. 44-07 W. 83.4 feet to an iron pin,  
the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of  
Frank G. Garren and Patricia M. Garren dated July 20, 1979, and recorded  
in the R.M.C. Office for Greenville County on July 20, 1979, in Deed Book 1107  
at Page 140.

This mortgage is junior in lien to that certain mortgage executed by the Mortgagors  
herein in favor of South Carolina Federal Savings and Loan Association dated July 20,  
1979, and recorded in the R.M.C. Office for Greenville County on July 20, 1979,  
in Mortgage Book 1474 at Page 213.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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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