

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, S.K. Nix, Jr.,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C.; (hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Eleven Thousand and Four Hundred -----
DOLLARS (\$ 11,400.00), with interest thereon from date at the rate of Six (6%)
per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Oneal Township, on the South side of the Oneal-Berry's Mill Road, containing 50.6 Acres, more or less, and being shown as the property of Florence S. Holtzclaw according to survey and plat by H.S. Brockman, Surveyor, dated August 30, 1943, and having the following courses and distances, to wit:

Beginning at an iron pin in Oneal-Berry's Mill Road, corner of this tract and land of M.A. Jordan, and running thence along another road, S. 29-38 E. 400 feet, S. 31-42 E. 300 feet, S. 25-07 E. 100 feet, S. 7-40 E. 800 feet, S. 25-15 E. 100 feet and S. 34 E. 100 feet to an iron pin, corner of Stone land; thence along the Stone line, N. 66-15 E. 349 feet to iron pin; thence N. 20 W. 301 feet to stone; thence N. 69-35 E. 863.5 feet to stone; thence N. 14 E. 337.5 feet to iron pin; thence N. 51-45 W. 242 feet to stone; thence N. 17 E. 369 feet to a stone; thence N. 47-30 W. 514.5 feet to an iron pin; thence S. 81-15 W. 274.5 feet to an iron pin; thence N. 63-45 W. 500 feet to iron pin in Oneal-Berry's Mill Road; thence along said Road, S. 76-25 W. 100 feet, S. 63-35 W. 100 feet, S. 49-20 W. 100 feet, S. 45-20 W. 100 feet, and S. 35-30 W. 300 feet to the beginning corner.

This is the same property conveyed to Florence S. Holtzclaw by deed of C.O. Berry, recorded in Deed Book 260, page 240, R.M.C. Office for Greenville County, and the same conveyed by her to S.K. Nix, Jr., by two deeds, one recorded in Deed Book 332, page 309, and the other to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

Paid Date Sept. 28, 1970.

Greer Federal Savings & Loan Assoc.

By: Elizabeth C. Crain

Asst. Sec., Texas.

Witness Tillie M. Ponder
Debbie K. Taylor

FILED AND CANCELLED OF RECORD

29 DAY OF Sept 1970

Ollie Farnsworth

R. M. C. OFFICE, GREENVILLE COUNTY, S. C.

AT 11:34 A.M. NO. 7581