

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, I, James Bruce Nicholson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,  
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

Fifty-eight Hundred Seven and 40/100 ----- Dollars (\$ 5,807.40 ) due and payable  
in 60 monthly installments of Ninety-six and 79/100 (\$96.79) Dollars  
each, commencing June 15, 1975, and on the same date of each and every  
month thereafter until paid in full.

with interest thereon from \_\_\_\_\_ 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, containing 3.38 acres, more or less and having according to a plat of the Terrell property prepared by J. C. Hill, dated October 25, 1965, the following metes and bounds, to-wit:

BEGINNING at a nail and cap on an unnamed county road at the corner of property heretofore conveyed to G. H. Vaughn by Gladys Terrell and running N. 38 E. 27.6 feet to an iron pin; thence N. 86-40 E. 602 feet to a point; thence S. 7-30 E. 297 feet to a point at the property line of Jack and Lavinia Ford; thence S. 59-18 E. to a point; thence traveling into and along with a county road N. 55-10 W. 269 feet to a point in said road; thence still with same road N. 66 W. 203 feet to the beginning at the nail and cap. See Book of Deeds No. 785 at Page 287.

AND ALSO:

ALL that piece, parcel or tract of land containing 1.02 acres more or less according to a plat of the Terrell property prepared by J. C. Hill on October 25, 1965, which plat is recorded in the R. M. C. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at a point at the corner of the property of J. H. Vaughn and running thence around said line N. 59-18 E. 256.7 feet to a point; thence S. 7-30 E. 229.5 feet to a point which is a corner of the property now owned by Nannie M. Ford; thence S. 59-18 E. 164.8 feet to a point on the line of property now owned by Nannie M. Ford; thence N. 30-42 W. 210 feet to the beginning point.

The above referred to plat is recorded in Plat Book LLL at Page 49.



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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