, Greenville, South Carolina 29603

STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles J. Nelson and Linnie J. Nelson

thereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company Post Office Box 3028 Greenville, SC 29601

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the sum of Fifty Thousand Six Hundred Sixty Seven & 84/100 -----_____Dollars (\$ 50,667.84) due and payable

principal and interest payable in accordance with the terms thereof. **ХИХИККИХКИ 10001601 1401** КИХХХХХХХИ 200 ГО 10 ГО 10

WHEREAS, the Mortgagor may bereafter 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 piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, on the western side of Kensington Road, near the Town of Taylors, being shown and designated as Lot 51 on plat of Brook Glenn Gardens recorded in Plat Book JJJ at Page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Kensington Road at the joint front corner of Lots 51 and 52 and running thence along the joint line of said lots, N. 63-03 W. 130.2 feet to an iron pin; thence N. 39-58 E. 61.1 feet to an iron pin; thence N. 78-34 E. 159.8 feet to an iron pin on Kensington Road; thence S. 32-40 W. 107.0 feet to an iron pin; thence continuing S. 24-35 W. 53.0 feet to the beginning corner.

This is the property conveyed to Mortgagor by deed of Vonna Ann G. Howard dated January 10, 1969, and recorded in the RMC Office of Greenville County, South Carolina, in Deed Book 1038 at Page 4.

This is a second mortgage junior to that of Carolina Federal Savings and Loan as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1112 at page 58 and having a balance this date of \$ 17,071.67

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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 Stached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the idual 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 lawfully suthorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided Brein. 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced bereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgage for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgager so secure the Mortgager for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgager so secure the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be ar interest at the mortgage data and shall be coupled on demand of the Mortgager unless otherwise provided in uniting at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to to the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or insuch amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgaged premises and does all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does all premiums therefor when due; and that it does hereby assign to the Mortgagee the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.