

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's address: Bank of Travelers Rest
 P. O. Box 485
 Greenville Co. S.C. Travelers Rest, S.C. 29690

STATE OF SOUTH CAROLINA } 7 4 05 PM '81 MORTGAGE
 COUNTY OF GREENVILLE }
 DONNIE S. TANKERSLEY
 R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICHARD E. NELSON AND

LYDIA S. NELSON (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto THE BANK OF TRAVELERS REST

(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 FIFTEEN THOUSAND AND NO/100

DOLLARS (\$15,000.00),

with interest thereon from date at the rate of 17.50 per centum per annum, said principal and interest to be repaid:

Due and payable at the rate of Two Hundred Thirty Five and 16/100 (\$235.16) Dollars per month, with the first payment being due on September 15, 1981 and a like amount due on the 15th day of each month thereafter until paid in full, for a total of 180 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, on the southeastern side of S.C. Highway No. 414, in Highland Township, Greenville County, being a portion of the property shown on a plat made by Terry T. Dill, dated August 23, 1973, and having, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center line of S.C. Highway No. 414, at the northwesternmost corner of a lot owned by Lanny M. and Robbie D. Carnes and running thence along the line of the Carnes property, S. 50-45 E., 580 feet to an iron pin; thence N. 39-30 E., 225.0 feet to an iron pin in the line of property now or formerly belonging to Gary King; thence along the King line, S. 50-07 E., 261.8 feet to an iron pin; thence S. 6-15 E., 92 feet to an iron pin; thence S. 83-15 W., 675 feet to an iron pin; thence N. 53-50 W., 445 feet to an iron pin in the center line of S.C. Highway No. 414; thence along the center line of S.C. Highway No. 414, N. 38-36 E., 97 feet to an iron pin; thence continuing with said highway, N. 40-08 E., 260 feet to an iron pin, the point of beginning.

The above described property is hereby subject to the rights of way, easements, conditions, public records and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property, and subject to the rights of others in and to so much of the above described property that lies within the right of way of S.C. Highway No. 414, a public highway.

DERIVATION: Deed of Ada P. Stroud and Edward Stroud recorded on January 27, 1976 in Deed Book 1030 at page 716.

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.

0123

4328 RV-2