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GREENVILLE CO. S. C.

BDDK 813 Page 395

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**Fountain Inn Federal Savings & Loan Association**  
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } ss:

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles P. Nelson and Mary W. Nelson

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Six Thousand and No/100

DOLLARS (\$ 6,000.00), with interest thereon from date at the rate of Six and One-Half per centum per annum, said principal and interest to be paid as therein stated, and (6 1/2%)

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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

February 1, 1975

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, in the Town of Mauldin, being a portion of lot 10, in accordance with plat made for J. W. Clyde in plat book EE at page 146 made by W. J. Riddle, April, 1947 and being more particularly designated by plat made for J. B. Conyers by R.B. Bruce, June 29, 1959, plat book QQ, page 4, and being more fully described in accordance with said plat, to-wit:

Beginning at an iron pin on the western side of Bonair Street 70 feet from former lots nos. 6 and 10 and running thence S 84-39 W, 296.2 feet to an iron pin; thence N 2-10 E, 100 feet to an iron pin; thence N 84-36 E, 270 feet to an iron pin on edge of said street; thence S 12-55 E, 100 feet to iron pin, being point of beginning.