

MAR 29 4 16 PM 1963

BOOK 917 PAGE 235

OLLIE F. B. WORTH
R. M. C.

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SS:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES F. NICHOLS AND VIRGINIA P. NICHOLS

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

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, 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 **Fifteen Thousand and no/100**

DOLLARS (\$15,000.00), with interest thereon from date at the rate of **six (6%)** per centum per annum, said principal and interest to be paid 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, and

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

May 1, 1983

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 Paris Mountain Township, situate on the northern side of Saluda River and being a part of the Warren B. Hunt place, bounded on the east by A. C. Batson (formerly the old Hunt Mill Tract), on the South by Saluda River, on the West by Berry, on the north by Greenville-Pickens Highway, known as Hunts Bridge Road, being shown as lots 2, 3 and 6 on plat book J at page 39, and having the following metes and bounds, to-wit:

Beginning at a stone at the corner of Batson and Martin (formerly Warren Gibson Estate) and running thence with Batson line, N 36-30 E, 1200 feet to Batson; thence N 29-30 E, 130 feet to a point; thence N 25 E, 289 feet, more or less, to Highway; thence N 47 E, along the highway, 212 feet to a point; thence N 53 W, 340 feet to a point at the intersection of the Old Greenville-Pickens Highway, now known as Lake Road; thence along the old road, S 65-30 W, 421 feet to a bend; thence N 38-30 W, 141 feet to a bend; thence N 51-10 W, crossing the branch, 335 feet to a bend; thence S 36-45 W, 35.6 feet to a bend; thence S 19 W, 349 feet to a bend; thence S 46-15 W, 147.5 feet to a bend; thence S 62-30 W, 225.2 feet to a bend; this being common corner of Lots 3 and 6; thence along Lake Road, S 88 W, 129 feet to a bend; thence S 73 W, 337 feet to the corner of Lot 6, known as Berry's land; thence S 13-30 E, 730 feet; thence S 76-30 W, approximately 1250 feet to the northern bank of Saluda River; thence down the River, approximately 1200 feet to Martin, formerly Warren Gibson; thence N 34 E, 66 feet to a point; thence N 86-30 E, 175 feet to a point; thence S 71 E, 132 feet to a point; thence N 57 E, 141 feet to a point; thence N 40 E, 56 feet to a point; thence N 77-15 E, 110 feet to a point; thence S 65-30 E, 231 feet to a point; thence S 84-30 E, 413 feet to the point of beginning. Less, however, Lots 1 and 2 sold to Raymond and Dorothy Painter and Thomas Painter, in deed books 716, page 275, and book 716 at page 277, which lots front a total of 160 feet on Lake Road. This is the same property conveyed to us by W. L. Belue as 64.88 acres, in deed book 680 at page 317, less the two lots above mentioned.