

MAY 12 4 19 PM 1967

BOOK 1057 PAGE 161

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, W. A. NELSON, JR. and JACKIE P. NELSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wesley M. Rose

(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 -----ONE THOUSAND and NO/100-----

Dollars (\$ 1,000.00) due and payable

\$50.00 to be paid on or before August 15, 1967, and an equal amount to be paid on the 15th day of each November, February, May and August until paid in full.

with interest thereon from August 15, 1969 at the rate of five (5%) per centum per annum, to be paid: quarterly
Interest payments shall be made in addition to principal payments.

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, City of Greenville, being known and designated as Lot No. 24 shown on plat prepared by Dalton and Neeves, Engineers, dated June, 1960, entitled "Parkdale" recorded in the RMC Office for Greenville County in Plat Book "RR" at Page 55 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Lenhardt Road at the joint front corner of Lot 24 and 25 and running thence with the line of Lot 25 N. 38 W, 160 feet to an iron pin on the rear line of Lot 48; thence with the rear line of Lots 48 and 49, S 52 W, 90 feet to an iron pin at the joint rear of Lots 23 and 24; thence along the line of Lot 23, S 38 E, 160 feet to an iron pin on the northwesterly side of Lenhardt Road; thence with the northwesterly side of Lenhardt Road N 52 E, 90 feet to the point of beginning.

The within mortgage is second and junior in lien to that certain mortgage in favor of Carolina Federal Savings and Loan Association in the original amount of \$13,600.00 recorded in the RMC Office for Greenville County in Mortgage Book 962 at Page 483.

Together with all and singular rights, members, hereditaments, 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 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.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 6 PAGE 639

SATISFIED AND CANCELLED OF RECORD

20 DAY OF April, 1972
Obbie Jamesworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:30 O'CLOCK A. M. NO. 21368