

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1126 PAGE 109

MAY 19 11 41 PM '69 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, We, Richard E. Nelson and Lydia S. Nelson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. Stroud

(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 Two Thousand

----- Dollars (\$ 2,000.00) due and payable
as set forth below

with interest thereon from date at the rate of seven per centum per annum, to be paid: as set forth below

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, Highland Township, and, according to Plat of Survey prepared by Terry T. Dill, surveyor, dated March 19, 1969, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at S. C. Highway # 414 and running S. 50-45 E. 580 feet to an iron pin; thence S. 39-30 W. 225 feet to an iron pin; thence N. 50-45 W. 580 feet to an iron pin in center of the said Highway #414; thence along line of said road N. 39-30 E. 225 feet to point of beginning in center of said road. This property having 3.0 acres, more or less. This being the same land that was conveyed to us by the heirs of the Estate of Ellison C. Stroud, namely, Ada Pace Stroud, Theron N. Stroud and Edward Ellison Stroud, by their deed dated May 7, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Book 867 at page 445.

Interest on \$1,000.00 to be paid on June 16th, 1969, interest on \$2,000.00 to be paid on July 16, 1969, principal to be repaid at the rate of Fifty (\$50.00) Dollars per month commencing on August 16, 1969, and \$50.00 on the 16th day of each and every month thereafter until paid in full with interest at the rate of seven (7%) percent per annum paid in addition thereto, said interest to be calculated and paid on the declining balance on August 16th and on the 16th day of each and every month thereafter until paid in full.

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.

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

28 of January 1970

By: W. H. Stroud

Witness: Theodore A. Snyder Jr.

Witness: _____

SATISFIED AND CANCELLED OF RECORD

28 DAY OF Jan 1970

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

AT 12:33 O'CLOCK A. M. NO. 16810