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STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

R. M. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John R. Nelson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Seven Thousand

Dollars (\$ 7,000.00) due and payable

on Demand

with interest thereon from date at the rate of 8 per centum per annum, to be paid: semi-annually

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, Austin Township, Tax District Pliney 136, containing 26.12 acres, more or less, known as Tract No. 3 of the J. M. Kilgore place, Plat of the same being of record in the R. M. C. Office for Greenville County, S. C., in Plat Book E, at Page 189, and having according to said Plat the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway 145, known as the Greenville Woodruff Road, at corner of Lot No. 2, and running along the line of property of John R. Springfield, S. 45 W. 2, 140 feet to a point in Gilders Creek; thence following the Creek as a line, 500 feet, more or less, to a water oak and iron pin at the corner of Lot No. 4; thence N. 46-15 E. 1,406 feet to an iron pin; thence along this property and along the southern side of a cemetery lot N. 84-10 E. 148.5 feet to an iron pin; thence N. 73-25 E. along Pilgrim Baptist Church property, 752 feet to a point in center of said road; thence N. 39-09 W. 82 feet to an iron pin in center of said road; thence along the center of said road, N. 50 W. 853 feet to the point of beginning.

This being the same tract of land this day conveyed to the mortgagor by deed of John Springfield. Said deed to be recorded herewith.

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; 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.