

FEB 8 3 17 PM '72
OLLIE FARNSWORTH
R.M.C.

BOOK 1221 PAGE 507

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Curtis Nash

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Fourteen Thousand and No/100 (\$14,000.00) ----- DOLLARS

(\$ 14,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 10 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, in Oaklawn Township, and being described as follows: BEGINNING at the Northwest corner, running thence N. 73-45 E. 13-07 to a point in center of paved road; thence along said road, S. 43-45 E. 8-06 to a point in intersection of paved road; thence N. 85-05 W. 12-26 to bend, thence S. 6-15 W. 3.49 to bend; thence S. 46-40 W. 0.67 to a point in center of road; thence N. 6-30 W. 7-37 to the BEGINNING corner, containign 6.35 acres more or less as per survey and plat made by J. Coke Smith & Son, June 20, 1951, to which reference is hereby made.

SPECIFICALLY excluded from the above conveyance is that certain one-acre tract of land included in the above as shown on a plat of the Property of Curtis Nash prepared by Carolina Surveying Company of record in the Office of the RMC for Greenville County in Plat Book 4M, Page 107, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the Northern side of New Cut Road, which pin is 552.6 feet from the intersection of New Cut Road and Greenville-Piedmont Road, running thence down the Northern side of New Cut Road, N. 81-55 W. 100 feet to an iron pin; thence continuing down New Cut Road, N. 87-25 W. 75 feet to an iron pin; thence continuing down New Cut Road, S. 85 W. 40 feet to an iron pin; thence leaving New Cut Road, N. 4-03 W. 105.7 feet to an iron pin on the property line of Fred Williams; running thence down Fred Williams property line, N. 75-10 E. 200 feet to an iron pin; running thence S. 40-35 E. 105.1 feet to an iron pin; running thence S. 15-02 W. 145.6 feet to the beginning corner.

ALSO SPECIFICALLY excluded is that certain portion of land being known as .87 acres, more or less, as shown on a plat of the Property of Curtis Nash dated February 7, 1972, prepared by Carolina Surveying Company of record in Plat Book 4M, Page 107, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin at the intersection of Greenville-Pelzer Road and New Cut Road, running thence down the Northern side of New Cut Road, N. 84-43 W. 273.9 feet to an iron pin; running thence N. 26-41 W. 131.4 feet to an iron pin; running thence N. 52-10 E. 144.8 ** Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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. **feet to an iron pin on Greenville-Pelzer Road; running thence down the Southern side of Greenville-Pelzer Road, S. 43-09 E. 317.4 feet to the point of beginning.