

COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

BEFORE ALL WHOM THESE PRESENTS MAY CONCERN:

OLIVE FARNSWORTH

WHEREAS Curtis Nash

(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

Eight Thousand and No/100 Dollars (\$ 8,000.00 ) due and payable

on or before six months from date

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

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 place, 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, containing 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 , Page , 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 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 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 , Page , 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. 52-10 E. 144.8 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.

This mortgage is second and junior in lien to that certain mortgage given to Fidelity Federal Savings & Loan Association, of record in the Office of the RMC for Greenville County in R. E. M. Book 1221, Page 507.

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