

FILED
GREENVILLE CO. S. D.

BOOK 1242 PAGE 453

STATE OF SOUTH CAROLINA, 13th JH '72

COUNTY OF GREENVILLE R.M.C. ELIZABETH RIDDLE

To All Whom These Presents May Concern:

WHEREAS, Ken M Nelson and Rubye H. Nelson

hereinafter called the mortgagor(s), is (are) well and truly indebted to M. L. Lanford, Jr., hereinafter called the mortgagee(s),

in the full and just sum of Two Thousand Nine Hundred and No/100 (\$2,900.00)

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable ~~in two equal annual installments plus interest~~ in two equal annual installments plus interest

from date at the rate of 7½ per centum per annum with interest until paid; interest to be computed and paid annually and if unpaid when due to bear interest at same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

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, being known and designated as Lot No. 61, Hudson Road, Pelham Estates, Section I, according to a plat prepared by C. O. Riddle, Registered Surveyor, dated July, 1966, and being recorded in the R. M. C. Office for Greenville County in Plat Book PPP at pages 28 and 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Hudson Road at the joint front corner of Lot Nos. 60 and 61; thence running S. 58-05 E. 200 feet to an iron pin; thence running S. 31-55 W. 145.9 feet to an iron pin; thence running N. 89-01 W. 251.6 feet to an iron pin; thence running S. 69-40 W. 71 feet to an iron pin on the Eastern side of Hudson Road; thence with Hudson Road N. 47-05 E. 141.2 feet to an iron pin; thence continuing with Hudson Road N. 40-39 E. 100 feet to an iron pin; thence with said Road N. 34-35 E. 100 feet to an iron pin, the point of beginning

This mortgage is junior and subordinate to that certain mortgage given to Fidelity Federal Savings and Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 1135 at page 541.

This is a purchase money mortgage given to secure a portion of the purchase price of the above described property.