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MORTGAGE OF REAL BEHAVILLE CO. S. C. PIEDWICK DE PREPARENT & MCPHERSON, Attorneys at Law 2 52 fil Greenville, S. C. - Greer, S. C.

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MORTGAGE OF REAL ESTATE

GREENVILLE STANKERSLEY R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. J. Segars WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolyn Nelms

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand and No/100ths-----

_____ Dollars (\$ 1,000.00) due and payable in 96 equal monthly installments of Fourteen and 14/100ths (\$14.14) Dollars each commencing on the 1st day of June, 1973 and continuing on the same day of each successive month thereafter until paid in full.

with interest thereon from date at the rate of eight per centum per annum, to be paid: same time as aforementioned WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such forther 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 Morigagee, and also in consideration of the further sum of Three Dollars (\$3,00) to the Morigagor in hand well and truly paid by the Mortgagee at and before the seating and delivery of these presents, the receipt whereof is hereby acknowledged, has gransed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and es-

All that lot of land in the County of Greenville, State of South Carolina at the southeast corner of Old Grove Road and Apple Drive being known and designated as Lot No. 1 on a Plat of Apple Blossom Terrace Subdivision recorded in Plat Book "GG" at page 190, in the R.M.C. Office for Greenville County, South Carolina, and according to said plat having the following metes and bounds,

BEGINNING at an iron pin on the southeast side of Apple Blossom Drive S. 3-0 E. 140 feet to an iron pin; thence S. 88-04 W. 150 feet to an iron pin on the East side of Old Grove Road; thence N. 6-03 E. 121.1 feet to an iron pin; thence around a curve the chord being N. 47-02 E. 30.2 feet to the beginning corner.

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 thereform, 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 heroinabove described in fee simple absolute, that it has good right 🔥 and is lawfully authorized to sell, convey or encumbes 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 Mortgages forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.