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BOOK 1274 PAGE 711

MORTGAGE OF REAL ESTATE—Offices of Price & Poag—Attorneys at Law, Greenville, S. C.
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

A. C. NELSON

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

WHEREAS, the 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

TWELVE THOUSAND ONE HUNDRED FORTY-TWO AND 88/100 DOLLARS (\$12,142.88),
due and payable six (6) months after date

with interest thereon from date at the rate of eight ^(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 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,

ALL that lot of land in the County of Greenville, State of South Carolina, in Cleveland Township, being a triangular lot containing 0.93 acres, of the B. H. Trammell property as shown in Plat Book X, at Page 103, and being more recently surveyed as the property of Kathleen Nelson and Grace C. Nelson at River Falls in Plat Book YYY, at Page 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Gap Creek Road, a short distance East of the River Falls Road, and running thence along the Cantrell property S. 52-30 E. 380 feet to an iron pin; thence N. 3-48 E. 253 feet to an iron pin in the center of Gap Creek Road; thence S. 86-10 W. 319 feet to the point of beginning; being bounded by Gap Creek Road, other property of Grace C. Nelson and Kathleen Nelson and Cantrell; being the same property conveyed to the Mortgagor by deed recorded in Deed Book 853, at Page 199.

This property is conveyed subject to any and all recorded rights-of-way or easements. This property is also conveyed subject to any and all recorded restrictions.

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.