



FIRST MORTGAGE ON REAL ESTATE, R. M. C.

MORTGAGE

BOOK 1274 PAGE 784

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James H. Nelson, Jr.

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 Six Thousand and No/100ths-----
DOLLARS (\$ 6,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

April 1, 1993

and
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 purpose;

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, being Lot 3 on plat by C. O. Riddle, July, 1966, recorded in the RMC Office for said County in Plat Book NNN at Page 19, described as follows: BEGINNING at iron pin on Eastern side of Singing Pine Drive at joint front corner of Lots 2 and 3; thence along line of Lot 2 North 77-50 East 201.7 feet to iron pin in line of property now or formerly of T. B. Garrison; thence along Garrison property North 9-34 West 232.5 feet to iron pin at corner of Lot 4; thence along line of Lot 4 South 68-31 West 219.7 feet to iron pin on Eastern side of Singing Pine Drive; thence along road south 16-28 East 60 feet to iron pin; thence South 12-10 East 137 feet to beginning.

The foregoing land was conveyed to mortgagor by deed of Norman S. Garrison and Bobby G. Sexton, June 30, 1967, recorded in the RMC Office aforesaid in Deed Book 825, at Page 197."

This mortgage being junior and subordinate to that executed and delivered to the within named mortgagee by the undersigned on April 23, 1969, recorded in Volume 1123, at Page 565; provided however that the indebtedness secured by the within mortgage and the one hereinabove referred to shall be considered as a single indebtedness and that a default in either promissory note, or the covenant of either mortgage, shall constitute a default in the entire indebtedness.

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.