

WHEREAS, JAMES NELMS AND PAUL NELMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N. A.

(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 NINE THOUSAND FIVE HUNDRED AND NO/100THS-----

-----, Dollars (\$ 9,500.00) due and payable in equal monthly installments of \$148.07 for seven years with payments applied first to interest and then to principal.

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

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, in the City of Greenville, being known and designated as Lot No. 6 of Block L as shown on a plat of KANATENAH, recorded in the R. M. C. Office for Greenville County in Plat Book F at pages 131 and 132, and being more particularly described as follows:

BEGINNING at an iron pin in the south side of Oregon Street, joint corner of Lots Nos. 5 and 6 and running thence with the joint line of said lots, S. 26-30 E. 165 feet to an iron pin; thence N. 63-35 E. 60 feet to an iron pin in the west side of Stewart Street, now known as East Augusta Place; thence with said street N. 26-30 W. 165 feet to an iron pin at the intersection of Oregon Street and Stewart Street, now known as East Augusta Place; thence with Oregon Street S. 63-35 W. 60 feet to the point of beginning.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE RENUNCIATION OF DOWER

I, *Edward B. Riley* do hereby certify unto all whom it may concern, that Mrs. *Carolyn B. Nelms*, wife of the within-named *Paul Nelms* did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named mortgagee, its successors and assigns, all her interest and estate, and also here right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal this *8th* day of November, 1973.

Edward B. Riley
 Notary Public for South Carolina
 My Commission expires: *2/27/80*

Carolyn B. Nelms



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

RECORDED

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