

1333-166

SOUTH CAROLINA  
NOTARY PUBLIC  
JAMES H. ...

# MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: **ROBERT L. NIX and JEANETTE B. NIX**

**Greenville, South Carolina**

WHEREAS, the Mortgagee, **THE SOUTH CAROLINA NATIONAL BANK,**  
Columbia, South Carolina

organized and existing under the laws of **the United States of America**  
hereinafter called the Mortgagee, as evidenced by its certificate of incorporation and articles of incorporation which are incorporated herein by reference to the principal of **Twenty-Four Thousand, Seven Hundred and No/100** Dollars \$24,700.00 with interest from date at the rate of **eight and one-fourth** per centum **8 1/4** per annum until paid, said principal and interest being payable at the office of **The South Carolina National Bank** in **Columbia, South Carolina**

or at such other place as the holder of the mortgage designate in writing, in monthly installments of **One Hundred and Eighty-Five and 74/100** Dollars \$185.74 commencing on the first day of **MARCH** 1975 and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **FEBRUARY** 2005

**NOT KNOWN TO ALL MEN.** That the Mortgagee, in consideration of the abovesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagee in hand well and truly paid by the Mortgagor 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, the following-described real estate situated in the County of **Greenville** State of South Carolina:

**ALL that piece, parcel or lot of land with improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as LOP NO. 4 on Fork Shoals Road as shown on plat of Property of John R. Julian and Bernice C. Julian, recorded in the RMC Office for Greenville County in Plat Book 4N, page 31 and having the following metes and bounds according to a survey made by R. B. Bruce of the Property of Robert L. Nix dated December 1974:**

**BEGINNING at an iron pin at the joint corner of Lots Nos. 4 and 5 and running thence along the joint line of said lots, N. 69-41 E. 450.7 feet to an iron pin; running thence S. 19-09 E. 95 feet to an iron pin; running thence S. 69-41 W. 450.7 feet to an iron pin on Fork Shoals Road; running thence along Fork Shoals Road N. 19-09 W. 95 feet to an iron pin, the point of beginning.**



Together with all and singular the rights, members, tenements, 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 equipment now or hereafter attached to or used in connection with the real estate herein described.

**TO HAVE AND TO HOLD**, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises heremabov described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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