

Mortgagee's mailing address: P. O. Box 509, 1pr South Main Street

GREENVILLE CO. S.C. Mauldin, S. C. 29662

BOOK 1380 PAGE 97

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 11 11 03 AM '70
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert E. Nelson and Judy J. Nelson

(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

-----Six Thousand and No/100-----Dollars (\$ 6,000.00) due and payable

According to the terms of the note of even date

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

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

ALL that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 12 of a subdivision known as Woodruff Road Heights according to a plat thereof prepared by Jones Engineering Services dated April, 1971 and recorded in the R.M.C. Office for Greenville County in Plat Book 4G at Page 159 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lori Drive, joint front corner of Lots Nos. 12 and 13, and running thence with the joint line of said lots, N. 60-41 W. 350 feet to an iron pin in the line of Lot No. 5; thence with the line of Lot No. 5, N. 29-19 E. 200 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12; thence with the joint line of Lots Nos. 11 and 12, S. 68-44 E. 346 feet to an iron pin on the western side of Lori Drive, joint front corner of Lots Nos. 11 and 12; thence with the western side of Lori Drive, S. 24-49 W. 98.8 feet to an iron pin; thence continuing with the western side of Lori Drive, S. 29-19 W. 150 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagors by deed of Thomas S. Bridges recorded February 13, 1973 in the RMC Office for Greenville County in Deed Book 967 at Page 225.

5.2.40



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.

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