

TRAVELERS REST, S.C.

FILED
GREENVILLE CO. S. C.

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BOOK 1381 PAGE 193

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MRS. L. C. NELOMS AND HOYT DAVID NELOMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 One Thousand Seven Hundred and No/100

Dollars (\$ 1,700.00) due and payable

one (1) year from date hereof

with interest thereon from date hereof at the rate of Nine (9%) per centum per annum, to be paid: semi-annually in advance

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 Saluda Township, on the Buncombe Road, known as Highway No. 25, and according to survey made by G. A. Ellis, April, 1938, having the following metes and bounds, to-wit:

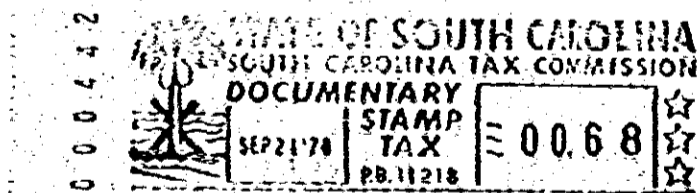
BEGINNING at a stone on said Highway, corner of Hodges line, and running thence with his line, S. 58½ E. 12.00 chains to a big Sycamore tree on Saluda River; thence down the meanders of said River to upper bridge site; thence N. 36½ E. 3.40 chains to the Buncombe Road; thence with said Road, N. 45 E. 7.71 chains to a berd in said Road; thence continuing with said Road, N. 30-¾ E. 3.73 chains to the beginning corner, and containing 20 acres, more or less.

ALSO: That tract of land situate on the southeast side of Highway No. 25, Greenville County, S. C., and according to plat made by G. A. Ellis, April, 1938, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Highway No. 25, at bridge where said Highway crosses North Saluda River and running thence along the southeast side of Highway No. 25, N. 50 E. 220 feet to iron pin; thence S. 36-¼ W. 224 feet to point on the north side of North Saluda River; thence along north side of North Saluda River in a westerly direction 59 feet to beginning.

REVISION: Deed Book 550 Page 63, grantor - John W. Morgan & Lida Lee Morgan and recorded April 11, 1956.

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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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