

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC 20 11 46 AM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, JAKE T. NELSON and PEGGY M. NELSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & TRUST COMPANY

(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

TEN THOUSAND AND NO/100 ----- Dollars (\$10,000.00) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from date at the rate of Nine 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, approximately 3 miles east of the Pleasant Hill Church, lying on the north side of the Jordan Road being shown on a plat made for Calvin S. and Jean M. Staggs by W. N. Willis, Engineer, dated March 16, 1968, recorded in the R.M.C. Office for Greenville County in Plat Book SSS, at Page 49, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point in the center of the Jordan Road, corner of property now or formerly belonging to Ross; thence along the center of said Jordan Road, N. 87-20 W. 410-feet to a point in said road; running thence with a new line, N. 1-30 E. 1,210-feet (passing an iron pin back from the road at 21-feet) to a point in the center of a branch, iron pin back 15-feet from center line of said branch; thence down the branch, the branch being the center line, N. 53-55 E. 94-feet; N. 77-40 E. 125-feet, N. 75-20 E. 115-feet, N. 88-20 E. 94-feet to a point, iron pin ten feet from center line of branch; thence with the line of property now or formerly belonging to Ross, S. 1-30 W. 1,325-feet from the center of said branch to a point in the center of Jordan Road, the point of beginning, containing 11.8 acres, more or less.

This being the same property conveyed to the mortgagors herein by deed of even date herewith.

RECORDED
STAMP
TAX \$ 4.00
1977

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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