

Main St.- Travelers Rest, S.C.
GREENVILLE CO. S.C.

1391 PAGE 171

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 10 1977

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ELIZABETH MERRIAN NELSON

(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

TWO THOUSAND TWO HUNDRED AND NO/100-----Dollars (\$ 2,200.00) due and payable at Seventy and No/100 (\$70.00) Dollars per month beginning April 8, 1977 and continuing each month thereafter until paid in full. Payments first to interest then to principal. Interest payable monthly.

with interest thereon from at the rate of NINE (9%) per centum per annum, to be paid: AS SET OUT ABOVE.

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

ALL that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina known and designated as lot No. 27 of Block B, on plat of property of D. B. Tripp at River Falls, recorded in Plat Book H, Page 32. Said Lot having a frontage of 75 feet on Ellis Ridge Road with a depth of 154 feet and being 79 feet wide in the rear, and being the same lot deeded to Dr. T. E. Coleman by River Falls Realty Company by deed dated September 2, 1940 and recorded in the R.M.C. office for Greenville County June 17th, 1943 in Vol. 253, Page 372.

ALSO all that certain lot of land in Cleveland Township, Greenville County, State of South Carolina, being Lot No. 28 of Section B of a subdivision at River Falls, as per plat of said subdivision made by W. A. Hester, Surveyor, July 2, 1926, which plat is recorded in R.M.C. Office for Greenville County in Plat Book H, Page 32, reference to which is hereby craved.

Derivation: Deed Book 256, Page 95 - Dr. T. E. Coleman - 9/27/1943

DOCUMENTARY STAMP TAX 00.88

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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