

RECORDED
MAY 13 10 33 AM '77
SOUTH CAROLINA
MORTGAGE

BOOK 1397 PAGE 575

THIS MORTGAGE is made this 13th day of May, 19 77, between the Mortgagor, THOMAS W. NELSON and JOYCE S. NELSON (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand Five Hundred and no/100ths ----- Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2002;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the north-eastern corner of the intersection of Collinwood Lane with Brushy Creek Road, in Greenville County, South Carolina, being known and designated as Lot No. 1 on a plat entitled COLLINWOOD PARK, made by J. C. Hill, dated October, 1962, recorded in the RMC Office for Greenville County, S. C., in Plat Book CCC, at page 27, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Collinwood Lane at the joint front corner of Lots Nos. 1 and 2 and running thence with the common line of said lots, S. 77-0 E., 150 feet to an iron pin; thence S. 13-0 W., 100 feet to an iron pin on the northern side of Brushy Creek Road; thence along the northern side of Brushy Creek Road, N. 86-0 W., 126.8 feet to an iron pin; thence with the curve of the intersection of Brushy Creek Road and Collinwood Lane, the chord of which is N. 37-0 W., 32.4 feet to an iron pin on the eastern side of Collinwood Lane; thence along the eastern side of Collinwood Lane, N. 13-0 E., 98.5 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Marvin E. Haygood and Jean Z. Haygood of even date, to be recorded simultaneously herewith.

350 AM

which has the address of 1101 Brushy Creek Road Taylors
(Street) (City)
South Carolina 29687 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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