

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

1410 100 301

WHEREAS, I, ROBERT E. NELSON

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

Seven Thousand, Five Hundred and No/100-----Dollars (\$7,500.00) due and payable on Demand

with interest thereon from date at the rate of 12.5 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, as follows, to-wit:

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being known and designated as property of Robert Nelson, as shown by plat thereof prepared by C. F. Webb, R.L.S., dated July, 1976, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southwesterly edge of Woodruff Road, located at the joint front corner of property, now or formerly of Revis, and which iron pin is located 2,767 feet, more or less, southeast of Gresham Road; and running thence with the line of property, now or formerly of Revis, S. 45-00 W. 2,066.6 feet to a point in the center of creek, passing over old iron pin back on line; thence with center line of creek, the meanders of which are S. 49-58 E. 154.9 feet to a point; thence along other property of Nelson N. 44-50 E. 2,068 feet to an iron pin on the southwesterly edge of Woodruff Road; thence with the southwesterly edge of Woodruff Road N. 50-31 W. 250 feet to the BEGINNING corner.

This is the identical tract of land conveyed Robert E. Nelson by Ruth O. Nelson, et al. by deed dated August 30, 1976, and recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Deed Volume 1042, at Page 403.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

SOUTHERN BANK AND TRUST COMPANY  
Post Office Box 1329  
Greenville, South Carolina 29602

RECORDED  
1979  
MAR 27 10 17 19

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

1979  
MAR 27 10 17 19

039

4328 RV-2