

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

FILED
REC. S. C.
JUL 29 PM '80
SHERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 29th day of July, 1980, by Rubye H. Nelson

hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Ten Thousand One Hundred Twenty-Five and No/100 (\$ 10,125.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of One Hundred Sixty-Six and 47/100 (\$ 166.47) Dollars each, the first instalment being due September 15, 1980, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

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, being known and designated as Lot No. 61, Hudson Road, Pelham Estate, Section I, according to a plat prepared by C. O. Riddle, Registered Surveyor, dated July, 1966, and being recorded in the RMC Office for Greenville County, S. C. in Plat Book PPP, at Pages 28 and 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Hudson Road at the joint front corner of Lots Nos. 60 and 61; thence running S. 58-05 E., 200 feet to an iron pin; thence running S. 31-55 W., 145.9 feet to an iron pin; thence running N. 89-01 W., 251.6 feet to an iron pin; thence running S. 69-40 W., 71 feet to iron pin on the Eastern side of Hudson Road; thence with Hudson Road, N. 47-05 E., 141.2 feet to an iron pin; thence continuing with Hudson Road, N. 40-39 E., 100 feet to an iron pin; thence with said Road, N. 34-35 E., 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to Ken M. Nelson and Rubye H. Nelson by deed of M. L. Lanford, Jr. dated July 27, 1972, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 950, at Page 241, on July 27, 1972; the said Ken M. Nelson conveyed his undivided one-half (1/2) interest in and to the above described property to Rubye H. Nelson by deed dated July 8, 1974, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1002, at Page 709, on July 18, 1974.

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TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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