

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$21.00
P.S. 112-3

GREENVILLE CO. S.C.
SEP 3 4 37 PM '80
DONNIE S. STANKERSLEY
R.M.C.
MORTGAGE

201314 284

THIS MORTGAGE is made this 2nd day of September,
1980, between the Mortgagor, HENRY J. NIX
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY TWO THOUSAND FIVE
HUNDRED AND NO/100 (\$52,500.00) Dollars, which indebtedness is evidenced by Borrower's
note dated _____, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____
..SEPTEMBER 1, 2010.

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 certain piece, parcel or lot of land situate lying and being in the State of
South Carolina, County of Greenville being shown and designated as the 13.01 acre tract
according to survey thereof for H.J. Nix dated September 2, 1980, by Carolina Surveying
Company and according to said survey being more particularly described as follows, to-wit;
BEGINNING at a point in Old Farris Bridge Road joint front corner of property herein and
property of Eba C. Thomas running thence down Old Farris Bridge Road as follows; N23-57E
139.7 feet to a point; continuing thence N35-52E 122.3 feet continuing thence N49-12E
77.9 feet to a point; continuing thence N61-04E 137.8 feet to a point; continuing N69-
30E 162.4 feet; continuing thence N75-12E 118.2 feet to a point; continuing thence N81-
41E 122.9 feet to a point; continuing thence S89-31E 122.9 feet to a point; continuing
thence S81-35E 126.2 feet to a point; continuing thence S81-55E 114.4 feet to a point the
joint front corner of the property herein and other property of H.J. Nix which point is
some 556 feet from Harbor Drive; leaving the center of Old Farris Bridge Road and running
thence along the joint line of the property herein and other property of H.J. Nix S20-06W
956.9 feet to a point joint corner of the property herein and other property of H.J. Nix
and property of Eba C. Thomas; running thence along the joint line of the property herein
and the property of Eba C. Thomas N58-30W 177.0 feet to a point; continuing thence along
the joint line of property herein and property of Thomas N54-56W 658.0 feet to a point;
continuing thence on the joint line thereof N54-33W 29.2 feet to a point in the Center of
Old Farris Bridge Road the point of BEGINNING."

This conveyance is made subject to any and all recorded rights-of-ways, easements, condi-
tions, restrictions, and zoning ordinances pertaining to the property herein conveyed,
and in addition is subject to any of the foregoing which may appear from an inspection of
the premises.

The above is a portion of that same property conveyed to the Mortgagor herein by Deed
of N.C. Poe, Jr. and Ellen Poe dated January 28, 1949, recorded February 1, 1949 in
Deed Book 372 at Page 84 in the Office of the RMC for Greenville County, South Carolina.

which has the address of ROUTE # 1, FARR S BRIDGE ROAD GREENVILLE,
(Street) (City)
SOUTH CAROLINA, 29611 (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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