

GREENVILLE, S.C.
3 13 PM '80
DONN TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. W. NASH

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 EIGHT THOUSAND ONE HUNDRED EIGHTY FIVE AND 92/100----- Dollars (\$ 8,185.92) due and payable

In 48 monthly installments of \$170.54 beginning on January 8, 1981 and being due on the same date of each month thereafter until paid in full.

with interest thereon from date at the rate of 15.99% 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, Fairview Township, containing twenty-nine (29) acres, more or less, being a part of the L. M. Nash Old Home Place, and having, according to a plat of the property prepared by H. S. Brockman, dated March 19, 1969, and recorded in the RMC Office for Greenville County in Plat Book UUU, Page 73, the following courses and distances, to-wit:

BEGINNING at an old nail in the center of McCarter Road, running thence with the line now or formerly of James M. Richardson N. 74-17 E., 1325 feet to an iron pin; thence N. 71-02 E., 206 feet to an iron pin on the bank of Raburn Creek; thence to the center of Raburn Creek and down said creek, the center of which is the line, the traverse of which, from the last iron pin, is S. 26-42 E., 268.5 feet to a point; thence S. 22-40 E., 153 feet to a point; thence S. 2-46 E., 115 feet to a point; thence S. 42-23 W., 152.6 feet to a point; thence S. 61-41 W., 75 feet to a point; thence S. 2-10 W., 201.4 feet to a point; thence S. 8-14 E., 317 feet to a point; thence S. 2-56 E., 489.6 feet to a point in the center of Raburn Creek at the intersection of a spring branch; turning and running thence with said branch as the line, the traverse of which is N. 23-20 W., 157 feet; thence N. 33-27 W., 300 feet to a point; thence N. 38-14 W., 201 feet to a point; thence S. 70-50 W., 185 feet to a point; thence N. 73-15 W., 141 feet to a nail in the center of McCarter Road; thence turning and running with the center of McCarter Road N. 13-00 W., 125 feet to a nail; thence N. 27-20 W., 100 feet to a nail; thence N. 50-00 W., 100 feet to a nail; thence N. 50-46 W., 700 feet to a nail; thence N. 56-46 W., 123 feet to the point of beginning.

thence S. 49-30 W., 145 feet to a point.

This is the identical property as conveyed to the mortgagor by deed of Mrs. S. C. Nash et al as recorded in the RMC Office for Greenville County in Deed Book 866, Page 361 recorded 4/21/69.

Together with all and singular rights, members, herditaments, 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.

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DOCUMENTARY
STAMP
\$ 02.40