

FILED
GREENVILLE CO, S. C.

MORTGAGE

BOOK 1551 PAGE 537

SEP 1 11 32 AM '81

THIS MORTGAGE is made this 31st day of August 1981, between the Mortgagor, JOSEPH DANIEL NELSON and DEBRA SLOAN NELSON (herein "Borrower"), and the Mortgagee, BANKERS MORTGAGE CORPORATION, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Drawer F-20, Florence, S.C. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Thirty-Three Thousand and No/100-- (\$33,000.00)~~ Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1981 (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, 2011;

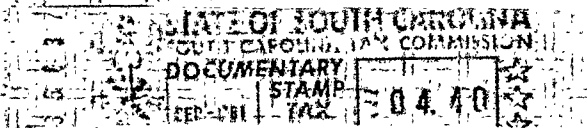
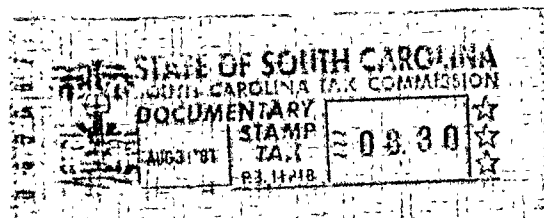
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, on the westerly side of Lake Cunningham Road, being shown and designated as Lot No. 6, on plat of W.E. Caldwell Property, recorded in the RMC Office for Greenville County, S.C., in Plat Book "7 X", at Page 62, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a new iron pin on the westerly side of Lake Cunningham Road, joint front corner of Lots Nos. 6 and 7 and running thence with the joint lines of said lots, S.64-35 W. 228.9 feet to an old iron pin; thence N. 9-51 W. 138.6 feet to a new iron pin, joint rear corner of Lots Nos. 5 and 6; thence with the joint line of said lots, N.69-20 E. 168.1 feet to a new iron pin on the westerly side of Lake Cunningham Road; thence with the westerly side of Lake Cunningham Road, S. 36-51 E. 122 feet to a new iron pin, the point of BEGINNING.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

DERIVATION: See Deed of Mary J. Bridwell, formerly Mary J. Dobbins, recorded 6 November 1959, RMC Office for Greenville County, S.C. in Deed Book 638 at Page 190. Also see Deed of W.E. Caldwell dated July 8, 1981 to be recorded herewith.



which has the address of Lot 6, Lake Cunningham Road, W.E. Caldwell Property, Greer, South Carolina 29651 (herein "Property Address");

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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