

MORTGAGE OF REAL ESTATE
GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF

AUG 15 11 21 AM '85

MORTGAGE OF REAL ESTATE

NANNIE M. FORD BY ALL WHOM THESE PRESENTS MAY CONCERN
R.M.C.

WHEREAS, James B. Nicholson and Loretta Nicholson

(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 Two Thousand Eight Hundred Eight and 81/100 Dollars \$ 2,808.81 due and payable

August 15, 1985

with interest thereon from at the rate of 14.49% per centum per annum, to be paid monthly

WHEREAS, the Mortgagee 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 Mortgagee 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 the Mortgagee has hereunto well and truly sold by the Mortgagor 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, on the western side of Coleman Road and being shown and designated on a plat of survey prepared by Jeffery M. Plumblee, dated May 27, 1983, and recorded in the RMC Office for Greenville County in Plat Book 9-R at Page 96, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin near the center of Coleman Road at the joint corner with other property of the Grantor and running thence N. 86-09 W. 210.0 feet to an iron pin; thence S. 60-12 W. 60.5 feet to an iron pin; thence S. 78-05 W. 54.3 feet to an old iron pin; thence S. 49-53 E. 344.3 feet to an old nail and cap in Coleman Road; thence along Coleman Road N. 24-51 E. 210.5 feet to an old iron pin in a triangle of land in the junction of Coleman Road; thence N. 27-40 W. 70.0 feet to an iron pin at the point of beginning.

THIS conveyance is made subject to all easements, restrictions, rights-of-way, roadways or other matters which may appear by examination of the premises or the public record herein.

THIS being the same property conveyed to the Mortgagors herein by deed of Nannie M. Ford recorded in the RMC Office for Greenville County at Deed Book 1192, page 228 on July 13, 1983.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has a good right and is lawfully entitled 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 Mortgagee further covenants to warrant and defend all and sing in the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons who may ever lawfully claiming the same or any part thereof

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