



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE, executed the 19th day of August, 1983, by Elizabeth Nelson (hereinafter referred to as "Mortgagor") to Capital Bank and Trust (hereinafter referred to as "Mortgagee") whose address is P. O. Box 8, Belton, SC 29627

WITNESSETH:

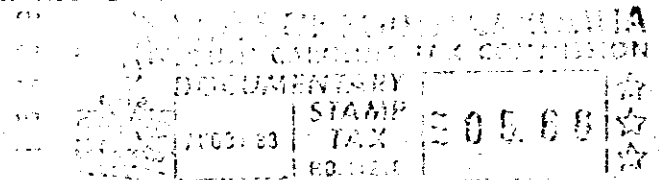
IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated August 12, 1983 to Mortgagee for the principal amount of Fourteen thousand one hundred forty eight & 73/100 Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that piece, parcel or lot of land on Manhattan Boulevard known and designated as Lot No. 45 of Section 1, Carolina Court, property of M. W. Fore as shown on a plat thereof made by Dalton & Neves, September 1953, recorded in Plat Book EE, at Page 44 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Marlana Avenue at the joint front corner of Lots 45 and 46 and running thence with said lots N. 25-15 East 240 feet to an iron pin; thence along the rear line of Lot No. 61, S. 64-45 East 100 feet to an iron pin; thence with the joint line of Lots Nos. 44 and 45, S. 25-15 West 240 feet to an iron pin on the Northern side of Marlana Avenue; thence with Marlana Avenue, N. 64-45 West 100 feet to the beginning corner.

ALSO, All that other piece, parcel or lot of land on Marlana Avenue and being known and designated as Lot No. 46, of Section 1, Carolina Court, Property of M. W. Fore as shown on plat thereof made by Dalton & Neves, September 1953 and recorded in Plat Book EE, Page 44 and having the following metes and bounds according to said plat: BEGINNING at an iron pin at the northeastern intersection of Marlana Avenue and Maubrey Street and running thence N. 25-15 E. 240 feet to an iron pin; thence along the joint line of Lots Nos. 46 and 60, S. 64-45 E. 100 feet to an iron pin; thence along the joint line of Lots Nos. 45 and 46, S. 25-15 West 240 feet to an iron pin on the Northern side of Marlana Avenue; thence with Marlana Avenue N. 64-45 W. 100 feet to the beginning corner.

THIS BEING the same properties conveyed to Elizabeth Nelson by deed of Bill L. Galloway, dated May 21, 1979, recorded in the Office of RMC for Greenville County in Book 1103 at Page 206.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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