

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, CHARLES R. NELSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDWARD W. CLAY

(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 AND NO/100----- Dollars (\$ 8,000.00) due and payable

\$177.96 per month for 5 years, payments applied first to interest, balance to principal, the first payment to commence one month from date, to wit: May 12, 1984 and to continue each month thereafter until paid in full.

with interest thereon from date at the rate of 12% 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, in Cleveland Township, being known and designated as Lot No. 6 as shown on plat by J. B. Chastain, Surveyor, July 12, 1949, and recorded in the RMC Office for Greenville County, and having the following metes and bounds, to wit:

BEGINNING at a point 15 feet from the center of pipe line at joint corner of Lots 6 & 7 and running thence S. 60 E. 2.74 chains to Stone XN on Bank of Saluda River; running thence in an easterly direction with River 66 feet to Stone XN; running thence N. 60 E. 2.23 chains to stone XN 15 feet from center of pipe line; running thence W. 66 feet to the beginning corner, and being all of Lot No. 6 and containing 22/1-A as shown on plat recorded in Plat Book V, page 195, RMC Office for Greenville County.

This being same property conveyed to the Mortgagor herein by deed of the Mortgagee herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

REC'D -----3 APR 19 84 057

STATE OF SOUTH CAROLINA
DOCUMENTARY
APR 19 1984
STAMP TAX 03.20

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 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.

4328-RV-27