

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEMORTGAGE  
(Individual)CENTRAL OFFICE PRODUCTS  
COLUMBIA, S. C.

Form # 741

WHEREAS, David Nix, Chester Nix, Ronnie Nix and (hereinafter called the mortgagor), in and by his Earnest L. Nix, Jr., certain note of even date, stands firmly held and bound unto The Bank of Travelers Rest, P. O. Box 485, Travelers Rest, SC 29690-0485 (hereinafter called the mortgagee) for the payment of the full and just sum of Thirty Six Thousand and (\$ 36,000.00 ) Dollars, payable <sup>no/100</sup> monthly beginning January 1, 1985, with the entire balance, if not sooner paid, being due December 1, 19 89, with interest, as in and by the note, reference being had thereto, will more fully appear.

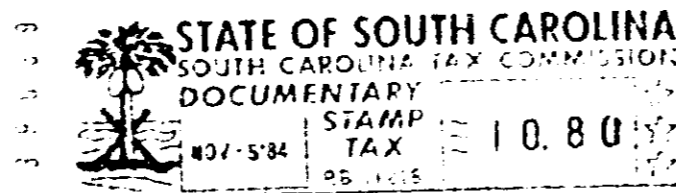
NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its/his successors, heirs and assigns, the real property described as follows:

ALL that piece, parcel or lot of land containing one acre as shown on a plat prepared by Jeffery M. Plumblee, Inc. for Nix Brothers Hydraulics, Inc. dated September 10, 1984 and recorded in plat book 10x at page 98, in the RMC Office for Greenville County and having the following metes and bounds to-wit:

BEGINNING at a point on Chestnut Ridge Road, 0.7 miles from Pumkintown Road, thence running N. 59-00 W., 300 feet to a point; thence N. 19-15 E., 150 feet to a point; thence S. 59-00 E., 300 feet to a point; thence S. 19-15 W., 150 feet to the point of beginning.

This is the same property conveyed to Mortgagors by deed of Earnest Lee Nix, Jr., dated November 2, 1984 and recorded November 5, 1984 in the RMC Office for Greenville County, in REM Book 1225 at page 637.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its/his successors, heirs and assigns forever.

AND the mortgagor does hereby bind himself and his heirs and successors to warrant and forever defend all and singular the premises unto the mortgagee, its/his successors, heirs and assigns, from and against himself and his heirs and successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount not less than the sum shown above, with such company as shall be approved by the mortgagee, its/his successors, heirs and assigns, and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, its/his successors, heirs or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its/his successors, heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, his heirs and successors or assigns, shall fail to pay all taxes and assessments upon the premise when they shall first become payable, then the mortgagee, its/his successors, heirs or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the mortgagee, its/his successors, heirs or assigns, although the period for the payment thereof may not then have expired.

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