

State of South Carolina

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 5 day of NOVEMBER, 19 84,

by CECIL H. NELSON, JR.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is PO BOX 429, Laurens, S. C. 29360

WITNESSETH:

THAT WHEREAS, CECIL H. NELSON, JR.

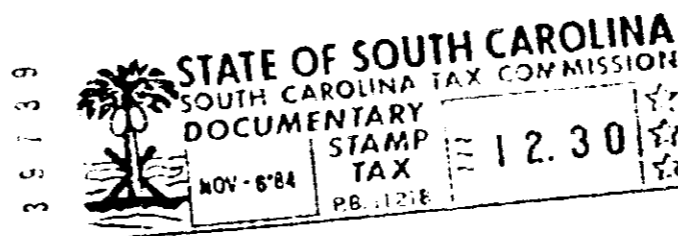
is indebted to Mortgagee in the maximum principal sum of FORTY ONE THOUSAND Dollars (\$ 41,000.00). Which indebtedness is evidenced by the Note of Cecil H. Nelson, Jr. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 5-6-85 which is 182 days after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 41,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being known and designated as Lot No. 3, shown on a plat of the subdivision of PARKINS MILL COURT, recorded in the Office of RMC for Greenville County in plat book 10-M page 30, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Parkins Mill Court, joint front corner of Lots 2 & 3; thence with the joint line of said lots N. 85-14-27 W. 253.64 feet to an iron pin on South Pleasantburg Drive; thence with South Pleasantburg Drive S. 6-47 E. 683.32 feet to an iron pin joint corner of Lots 3 & 4; thence with joint line of said lots S. 87-28-31 E. 251.96 feet to an iron pin on Parkins Mill Court; thence with said Court N. 6-50 W. 161.42 feet to iron pin, the point of beginning.

This is the same property conveyed to mortgagor by Ramwood, A General Partnership, by deed of even date herewith, to be recorded.



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):

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