

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE. }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Mark C. Nelson,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 -----SEVEN THOUSAND AND NO/100-----
DOLLARS (\$ 7000.00), with interest thereon from date at the rate of ----SIX----- (6 %)
per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Fairview Township, in the Town of Fountain Inn, on the North side of Quillen Avenue, with the following metes and bounds, to wit: Beginning at an iron pin on Quillen Avenue, joint corner with John Parks lot, and running with said Quillen Avenue N. 31 3/4 E. for 100 feet to an iron pin; thence N. 40.05 W. for 225.4 feet to an iron pin; thence S. 31 3/4 W. for 100 feet to an iron pin; thence S. 40.05 E. for 225.4 feet to an iron pin on Quillen Avenue, the point of beginning; and containing .51 acre, more or less, and bounded on the Northwest and Northeast by lands now or formerly of Zula H. West and Mamie H. Fulmer, on the Southeast by Quillen Avenue, and on the Southwest by land now or formerly of John Parks."

This being the identical land conveyed to the mortgagor by Zula H. West, et al. by deed dated October 12, 1945, and recorded in the R. M. C. office for Greenville County in Deed Book 282, Page 93.

Together with all and singular the 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 thereon, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.