

First Mortgage on Real Estate

GREENVILLE, CO. S. C.  
MAY 12 2 56 PM '71

OLLIE FARNSWORTH  
R. M. C.

BOOK 1202 PAGE 294

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Carol Coleman Nelson

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirty-two Thousand and No/100 DOLLARS (\$ 32,000.00 ), with interest thereon at the rate of seven & one-fourth per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, near the City of Greenville, S. C., containing 0.99 acres, and being shown on a plat entitled "Property of Carol Coleman Nelson" dated May 26, 1971, prepared by C. O. Riddle, Surveyor, recorded in the RMC Office for Greenville County, S. C., in Plat Book 555, page 432, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeasterly side of a 20 foot driveway, said pin being 377.3 feet in an easterly direction from the easterly side of Phillips Trail and running thence with the southeasterly side of driveway N 53-36 E 172.4 feet to an iron pin; thence continuing with said driveway N 23-31 E 64.7 feet to an iron pin; thence S 64-12 E 156.2 feet to an iron pin; thence N 83-33 E 47 feet to an iron pin; thence S 8-21 W 200 feet to an iron pin, joint corner of property of Jane H. Coleman and Lots 29 and 30 owned by the James P. Coleman Estate; thence N 81-39 W 202.8 feet to an iron pin, the point of beginning.

Jane H. Coleman does hereby grant unto Carol Coleman Nelson, her heirs and assigns forever, an easement and right of way 20 feet in width as shown on the plat mentioned above and designated as a 20 foot easement for the purpose of ingress and egress to Phillips Trail, this being an appurtenant easement. Jane H. Coleman also grants unto Carol Coleman Nelson, her heirs and assigns forever, all rights acquired by the said Jane H. Coleman to use the 20 foot easement appurtenant, acquired by Jane H. Coleman by right of way deed of James P. Coleman, dated April, 1967, recorded in the RMC Office for Greenville County, S. C., in Deed Book 818, page 363 and shown on recorded plat entitled "Property of Jane H. Coleman" in Plat Book PPP, page 99.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 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.