

STATE OF SOUTH CAROLINA Dec 14 11 30 AM '73
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JERRY F. NELSON AND TERESA B. NELSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N. A.

(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 TEN THOUSAND AND NO/100THS-----

----- Dollars (\$10,000.00) due and payable

in 120 installments of \$121.33 each beginning January 15, 1974
payable first to interest and then to principal

with interest thereon from date at the rate of eight per centum per annum, to be paid:

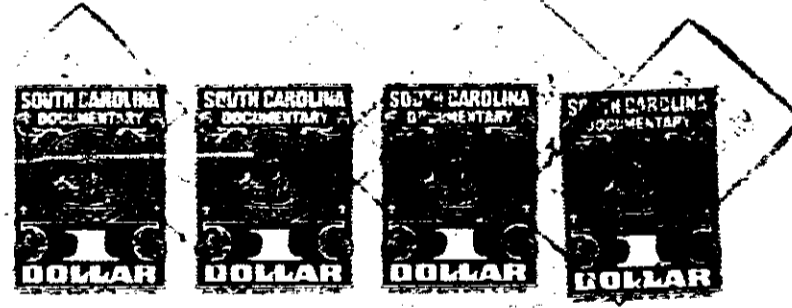
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Bates Township, about 14 miles from the Greenville County Courthouse, and being a part of the L. S. Boswell Home- place, and being tracts Nos. 4 and 5 on plat of a subdivision of the Boswell land made for D. B. Tripp by W. J. Riddle, December, 1946, and recorded in the R. M. C. Office for Greenville County in Plat Book Q at page 91, and having in the aggregate the following metes and bounds, to-wit:

BEGINNING at a point in center of County Road at corner of tract no. 1 on said plat and running thence with County Road S. 43-10 W. 500 feet to a stake at corner of tract no. 6; thence with line of tract no. 6 S. 51-0 E. 408 feet to a stake; thence N. 2-30 E. 622.2 feet to the beginning corner and containing 2.26 acres, more or less.

LESS: All that property conveyed to Willard B. Wood as shown in deed recorded in Deed Volume 319 at page 112, recorded August 30, 1947. ALSO LESS that property conveyed to Claude O. Kellett and Virgie Lee W. Kellett recorded in Deed Volume 616 at page 155.



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 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.