MORTGAGE OF REAL ESTATE = Continue of South Carolina:

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

222-1311 FASE 189

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WAYNE A. NIX AND SUSAN E. NIX

(hereinafter referred to as Mortgagor) is well and truly indebted un to THE SCUTHERN BANK & TRUST COMPANY

in eighty-four (84) monthly installments of \$121.97 commencing on the 5th day of January, 1974, and on the same date of each successive month thereafter until paid in full.

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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 seating 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, and to be designated as Lot 25 on a plat of Springfield recorded in the RMC Office for Greenville County in Plat Book "XX", Page III, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Blue Ridge Drive at the joint front corner of Lots 24 and 25 and running thence with the common line of said lots, S. 8-30 W. 190 feet to an iron pin; thence S. 75-03 E. 109 feet; thence N. 13-20 E. 190.3 feet to an iron pin on the southerly side of Blue Ridge Drive; thence with said Drive, N. 75-07 W. 125 feet to the point of beginning.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 such 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 encumbe, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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