

FILED
GREENVILLE CO. S. C.
Feb 16 4 04 PM '77
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1389 PAGE 418

The State of South Carolina }
COUNTY OF ANDERSON }
To All Whom These Presents May Concern: }

Lowell E. Holt and Nancy P. Holt

(hereinafter referred to as Mortgagor) _____ SEND GREETING

Whereas, the said Mortgagor is well and truly indebted unto G. C. Nelson, Mamie S.

Nelson and Jim W. Nelson

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note in writing, of even date with these presents, in the full and just sum of Twenty Thousand and NO/100 (\$20,000.00)

Dollars with interest at the rate of ten percent (10%) per annum payable as follows: interest to be paid in advance, the first payment of interest to be of even date with this Note and thereafter interest to be paid on the outstanding balance on the anniversary date of said Note until paid in full. The principal shall be payable in amounts not to exceed twenty-five percent (25%) of the original principal in any one year during the first four years from the date of said Note. Thereafter principal and interest shall be payable on demand after ninety (90) days ~~xxxxxx~~ written notice to the makers hereof.

at the rate of _____ per cent, per annum, to be computed and paid _____

_____ until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee _____ besides all costs and expense of collection, to be added to the amount due on the said note and to be collectible as a part thereof; if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee, and Mortgagee's Heirs, or Successors, and Assigns forever.

All that certain piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, containing 46.74 acres of land, more or less, as more fully shown on a plat by Alvin Freeman, Reg. Land Surveyor, dated December 23, 24, 29 and 30, 1976, recorded in the Office of the Register of Mesne Conveyances for Greenville County, S. C. in Plat Book 5-X, at page 77, and according to said plat having the following metes and bounds, courses and distances: BEGINNING at a concrete monument which is the southeasternmost corner of the within described tract, which corner is common with property now or formerly of Hardin and of Rogers, and running thence S 88° 48' W 940.19 feet to a concrete monument on the easterly bank of the Saluda River, thence continuing along the same course to the center line of said River, which is the western boundary of this property, and continuing thence in a northerly direction along the center line of the Saluda River, the traverse line of which is as follows:

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