

FILED GREENVILLE CO. S. C. MORTGAGE

THIS MORTGAGE is made this 1st day of July 1977, between the Mortgagor, RAYMOND L. NELSON and JEAN A. NELSON (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, P. O. Box 10148, Greenville, S. C. 29603 (herein "Lender").

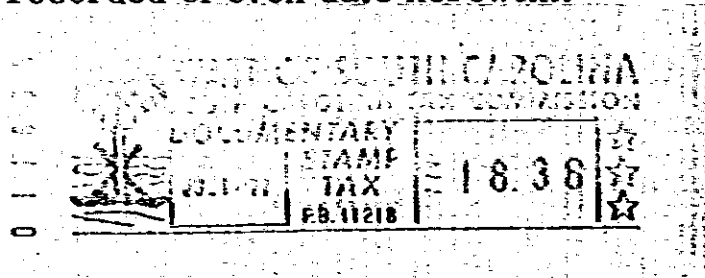
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand Nine Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 60, Section 3, Haselwood Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County, in Plat Book 5D, Page 26, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Huntscroft Lane at the joint front corner of Lots 59 and 60 and running thence with the common line of said Lots S. 16-53 W., 238.9 feet to an iron pin; thence running with the rear line of Lot 60, N. 71-42 W., 245 feet to an iron pin; thence running N. 30-12 E., 277.1 feet to an iron pin on the southerly side of Huntscroft Lane; thence running with the southerly side of Huntscroft Lane S. 59-10 E., 111.7 feet to an iron pin; thence continuing with the said side of Huntscroft Lane S. 64-52 E., 73.3 feet to an iron pin at the point of beginning.

This being the same property acquired by the mortgagors herein by deed of Premier Investment Co., Inc. recorded of even date herewith.



*John R. R...*

which has the address of 60 Huntscroft Lane Greenville South Carolina (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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5780

4328 W-21