

Mortgagees' address: #11 Patricia Ave.
Greenville, SC

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1416 287

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joseph E. Nelson and Rebecca J. Nelson

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Clarence Shook and Virginia Shook

(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

Five Thousand & 00/100----- Dollars (\$ 5,000.00) due and payable

at the rate of One Hundred (\$100.00) Dollars, per month, the first payment becoming due and payable on December 1, 1977, with payments continuing on the 1st day of each month thereafter, until paid in full,

with interest thereon from date at the rate of _____ per centum per annum, to be paid: no interest

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 in the County of Greenville, State of South Carolina, on the North side of 20th Street in Judson Mills No. 2 Village, being known and designated as Lot No. 5 of Block G as shown on a plat of Judson Mills No. 2 Village made by Dalton & Neves, Engineers, in March, 1939, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book K at pages 1 and 2, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pipe on the North side of 20th Street, joint corner of Lots Nos 5 and 6, which iron pipe is 269.5 feet west of the Northwest corner of the intersection of 7th Avenue and 20th Street, and running thence with the line of Lot No. 6, N. 14-16 E. 125.4 feet to an iron pipe in the rear line of Lot No. 15, joint rear corner of Lots Nos. 5 and 6; thence with the line of Lots Nos. 15 and 16 N. 86-51 W. 70.4 feet to an iron pipe, joint rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 4, S. 14-16 W. 112 feet to an iron pipe on the North side of 20th Street; thence with 20th Street, S 75-44 E. 69 feet to the beginning corner."

This is that identical property conveyed to the Mortgagors this date by the Mortgagees herein, said deed being recorded in the Office of the R.M.C. for Greenville County, South Carolina.

Mortgagors' address: #6 Twentieth Street
Judson
Greenville, SC 29611

Together with all and singular rights, members, hereditaments, 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 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 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 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.

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