

GREENVILLE CO. S.C.  
Mattie S. Nix, #3, 26th St., Greer, S.C. 29651

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 11203 PAGE 240

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Stephen Junior Southern

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mattie S. Nix

(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 --Twelve Hundred and NO/100

Dollars (\$1,200.00) due and payable

in monthly installments of \$50.00 each, first payment due and payable thirty days from date, and to continue on the same day of each month thereafter until paid in full; the entire balance of principal and interest, if not paid sooner, due and payable two years from date,

with interest thereon from date at the rate of -4- per centum per annum, to be paid: annually

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 Mortgagee 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:

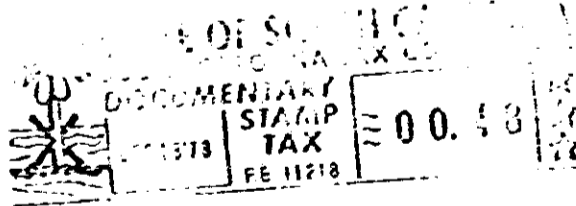
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, near O'Neal and lying on the northern side of the Southern Road and on the southern side of another new cut road, and being shown as Lot No. 3 on a Plat prepared by H. S. Brockman, Surveyor, September 5, 1972, and having the following courses and distances, to-wit:

BEGINNING on an old nail and cap in the Southern Road at the intersection of another new cut road, and running thence with, and runs thence with the eastern margin of the second new cut road, N. 37-15 E. 161.4 feet to a point at a sharp curve in the said new road, and being the joint corner of Lots Nos. 3 and 4, as shown on said plat; thence with the common line of Lots Nos. 3 and 4, S. 31-00 E. 128.2 feet to an iron pin on the common line of Lots 3 and 4 and 2; thence with the common line of Lots Nos. 2 and 3, S. 50-35 W. 125.3 feet to a point in the Southern Road; thence with the southern road S. 47-00 W. 90 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of W. L. Southern to be recorded herewith.

MORTGAGEE ADDRESS: #3, 26th Street, Greer, S.C. 29651



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.

18420

4328 RV-2