

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clara Nelson

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

Milton Trotter

(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

Fifty-One Thousand and No/100----- Dollars (\$ 51,000.00) due and payable

on such date that a bench warrant is issued by the State of South Carolina for Harold Hugh Dean's failure to appear pursuant to notice

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of _____

All that certain lot of land in the County of Greenville, State of South Carolina, Austin Township, containing one (1) acre, more or less, being out of a tract of land shown on a plat of lands of Howard Caldwell, recorded in the RMC Office for Greenville County in Plat Book MM at Page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point 220 feet S. 42-51 E. from an iron pin near the center of a county road (Pelham and Greenville Road) which iron pin is the intersection with another county road and at corner of Watson property, and running thence along the former county road, S. 42-51 E. 153 feet to a point; thence continuing along said road, S. 44-50 E. 57 feet to a point; thence in a southwesterly direction, 210 feet to a point; thence in a northwesterly direction 210 feet to a point; thence in a northeasterly direction 210 feet to a point in the county road (Pelham and Greenville Road), the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Waymon Nelson recorded in the Office of the RMC for Greenville County on April 28, 1967, in Deed Book 818 at Page 460.

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STATE OF SOUTH CAROLINA
RECORDS AND CLERK
STAMP TAX \$ 20.40

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.