

101 E. Washington Street

P.O. Box 1268

Greenville, S. C.

GREENVILLE CO. S. C.

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First Mortgage on Real Estate

CONNE S. TINKERSLEY
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: CECIL H. NELSON AND CAROLINE C.

NELSON

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of FORTY THOUSAND AND NO/100-----DOLLARS

(\$ 40,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is THIRTY (30) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 Greenville,

ALL that piece, parcel or lot of land on the west side of Byrd Boulevard, City of Greenville, County of Greenville, State of South Carolina, being the greater part of Lot No. 14 as shown on plat of the property of L. A. Mills, made by R. E. Dalton, Engineer, March 1925, recorded in the Office of the R.M.C. for Greenville County in Plat Book J, at Page 29, and having the following metes and bounds:

BEGINNING at a stake on the western side of Byrd Boulevard, 78.65 feet north from Sirrine Drive, corner of Lot No. 13, and running thence S. 67-47 W. 133 feet to an iron pin; thence N. 25-28 W. 72.6 feet to an iron pin; thence with line of Lot No. 15, N. 65-10 E. 135.6 feet to an iron pin on the western side of Byrd Boulevard; thence with the western side of Byrd Boulevard, S. 23-26 E. 78.65 feet to the beginning corner.

ALSO: ALL that piece, parcel or segment of land situate and lying in the City of Greenville, County of Greenville, State of South Carolina, being a portion of Lot No. 14 as shown on plat of property of L. A. Mills, made by R. E. Dalton, Engineer, March 1925, recorded in the Office of the R.M.C. for Greenville County in Plat Book J, Page 29, and being more particularly shown on plat of property of John Cooper Shackelford dated May 15, 1957, recorded in Plat Book SS at Page 91, in the Office of the R.M.C. for Greenville County, and having according to said latter plat, the following metes and bounds:

BEGINNING at a point on the joint line of property formerly of John Cooper Shackelford and the property described hereinabove at the point of intersection of said joint line by the joint line of Lots 13 and 14 (as revised), and running thence along said revised line of Lots 13 and 14, S. 67-47 W. 4.6 feet to a point; thence turning and running N. 25-53 W. 23.4 feet to a point; thence turning and running S. 64-07 W. 12.9 feet to a point; thence turning and running N. 23-39 W. 49.4 feet to a point on the joint line of Lots 14 and 15; thence turning and running along the joint line of said lots N. 65-10 E. 16.2 feet to a point; thence turning and running S. 25-28 E. 72.6 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

Derivation: Deed Book 1057, Page 668, Randolph M. Tiller, Jr., and Laurie A. Tiller 6/1/1977

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