MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.

BOOK 1496 930

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

2 27 PM '80

MORTGAGE OF REAL ESTATE

Amount Financed-25,000

R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Curtis T. and Dorothy H. Nash

(hereinafter referred to as Mortgagor) is well and truly indebted unto Termplan Inc. of Greenville
107 E. North St.
Greenville, S.C. 29601

(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

Fourty Seven Thousand Three Hundred Thirty Five and 68/100---Dollars ($ 47,335.68) due and payable in Ninety Six (96) monthly installments of Four Hundred Ninety Three Dollars Eight Cents ($493.08) each, commencing on the 6th day of April,1980,due and payable on the 6th day of each month thereafter until paid in full.

with interest thereon from 3-6-80 at the rate of 18.00 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 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, being known and designated as .96 acres, more or less, as shown on plat prepared by Carolina Surveying Company dated 7/9/75, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Greenville-Pelzer Road; running thence S. 43-09 E. 156.4 feet to an iron pin at the corner of property previously sold to Jones; running thence down joint line of said lots, S. 52-10 W. 144.85 feet to an iron pin; running thence N. 72-43 W. 187.9 feet to an iron pin; running thence N. 40-35 W. 105 feet to an iron pin; running thence S. 75-14 W. 261 feet to the point of beginning.

Derivation: Leon Clark 8-29-58
Volume 605 page 281.

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.

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