

Nov 9 11 02 AM '70

USE—FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE** SWORTH  
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, S. K. Nix, Jr., - - -

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 - - - -  
- - - Eight Thousand One Hundred & No/100 - - - -

DOLLARS (\$8,100.00), with interest thereon from date at the rate of eight (8%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, O'Neal Township, about one-half mile southwest from Berry's Mill, on the South side of the O'Neal-Berry's Mill Road, bounded by lands of M. A. and Mrs. M. A. Jordan, Bunyan Stone, A. L. Southern, Ernest Brown, Gibbs, and possibly others, containing 40.6 acres, more or less, and having the following courses and distances, to-wit:

BEGINNING on a stone, corner with Bunyan Stone and Gibbs, and runs thence N. 14 E. 337.5 feet to an iron pin; thence N. 51-45 W. 242 feet to a stone o. m.; thence N. 17 E. 369 feet to a stone, o. m.; thence N. 47-30 W. 514.5 feet to an iron pin; thence S. 81-15 W. 274.6 feet to a stake; thence N. 63-45 W. 500 feet to an iron pin in the O'Neal-Berry's Mill Road; thence along said road as follows: S. 76-25 W. 100 feet, S. 63-35 W. 100 feet, and S. 49-20 W. 94 feet to an iron pin; thence a new and dividing line between Florence S. Holtzclaw and S. K. Nix as follows: S. 65-20 E. 850 feet to an iron pin on the top of a terrace; thence with the top of terrace--continuing dividing line--as follows: S. 5-20 E. 279 feet to turn; N. 59-20 W. 100 feet to turn, N. 76 W. 100 feet to turn, S. 62 W. 100 feet to turn, S. 54-40 W. 100 feet to turn, S. 38-24 W. 90 feet to turn, N. 83-26 W. 100 feet to turn, N. 45-46 W. 100 feet to turn, N. 56-41 W. 100 feet to turn, N. 83-11 W. 100 feet to turn, and S. 89-30 W. 123 feet to an iron pin in road leading into Berry's Mill Road; thence along and with the center of said road as follows: S. 29-38 E. 95 feet to turn, S. 31-42 E. 300 feet to turn, S. 25-07 E. 100 feet to turn, S. 7-40 E. 800 feet to turn, S. 25-15 E. 100 feet to turn, and S. 34 E. 100 feet to point in center of said road (iron pin on the West bank of said road; thence with Bunyan Stone's line, N. 66-15 E. 349 feet to an iron pin, o. m.; thence N. 20 W. 301 feet to a stone. o. m.; thence N. 69-35 E. 863.5 feet to the beginning, according to survey by H. S. Brockman, Surveyor, dated December 22, 1947. See also amended plat by Brockman for Florence S. Holtzclaw, dated August 30, 1945, amended December 22, 1947.

This is the same property conveyed to mortgagor by deed of Florence S. Holtzclaw, recorded Deed Book 332, Page 309, RMC Office for Greenville County. 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.

LESS, HOWEVER, 2 acres sold to Jerry L. and Rita A. Balliew and 3 acres sold to Wayne F. Spivey, and approximately 2 acres sold to John D. and Irene Connors (Vol. 899-328)