AFR 3 351 PH '78

MORTGAGE OF REAL ESTATE—Offices of Chergs and Patterson, Attorneys at Law, Greenville, S. C. Mortgagee's address: 706 E. Washington Street, Greenville, S.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROT

Ronnie E. Nix and Patricia Nix

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

WHEREAS, the Mortgagor is well and truly indebted unto C.E. Robinson, Jr., Trustee

(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

Five Thousand Five Hundred and No/100 ------ DOLLARS (\$ 5,500.00), with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: in sixty consecutive monthly installments of \$100.00 each, the first of said installments being due May 1, 1978; and one installment following the 60th payment for the entire balance due under this note; said note and mortgage to be paid in full within five years from date.

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WHEREAS, the Mortgagor may nereaster 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, on Freeman Bridge Road, being shown and designated as Property of Ronnie E. Nix and Patricia J. Nix on plat prepared by Richard Wooten, Land Surveying dated October 10, 1977, recorded in Plat Book 6 Oat Page 7 of the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit: (The within described tract contains 5.9 acres, more or less)

BEGINNING at an iron pin on the northwestern side of Freeman Bridge Road at the joint corner of this property and property now or formerly belonging to Silvers and running thence with the common line of said properties, N 30-00 W 1,168.31 feet to an iron pin at the corner of this property, property of Silvers and Lot No. 17 shown on the above referred to plat; thence turning and running with the common line of this property and Lot 17, N 89-08 E 377.4 feet to an iron pin; thence turning and running, S 08-41 E 506.03 feet to a point, continuing, S 42-59 E 636.06 feet to a point on Freeman Bridge Road, said point being approximately 382.5 ft. from the Pickens-Marietta Road; thence turning and running with Freeman Bridge Road, N 88-16 W 48.7 feet, S 87-01 W 64.79 feet, S 80-23 W 72.42 ft. and continuing, S 72-12-30 W 124.37 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by deed of Sara P. Robinson dated March 31, 1978 and recorded of even date herewith.

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 cafixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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