

FILED
GREENVILLE CO. S. C.

JAN 4 12 00 PM '79

DONNIE S. TANKERSLEY
R.H.C.

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MORTGAGE

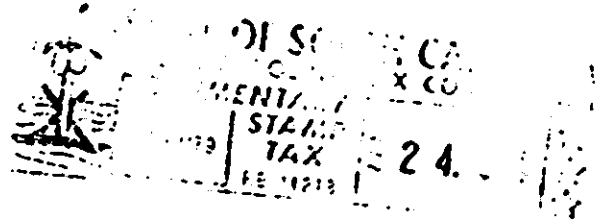
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THIS MORTGAGE is made this 29th day of December 1978, between the Mortgagor, S. Curtis A. Nelson and Elizabeth B. Nelson, of the County of Greenville, State of South Carolina (herein "Borrower"), and the Mortgagee, THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, a corporation organized and existing under the laws of the State of South Carolina, whose address is 304 North Main Street, Anderson, South Carolina 29621 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand One Hundred and 10/100 (\$60,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2009.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, Chick Springs Township, containing 1.80 acres, and having according to a recent survey by C. O. Riddle, dated October 29, 1961, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northern side of Fairview Drive, which iron pin is North 75° 06' West 200.0 feet from the corner of lot now or formerly of William C. Burgin, and running thence North 3° 20' East 400.0 feet to iron pin, thence North 31° 45' West 200.0 feet to iron pin, thence South 3° 20' West 400.0 feet to iron pin on the Northern side of Fairview Drive, thence with said Drive South 81° 45' East 200.0 feet to the point of beginning. And being the same lot of land conveyed unto Walter S. Stovall and Joan S. Stovall (now Joan S. Stovall Stein) by deed of E. D. Harrell, Jr., Eunice C. Harrell and Nancy J. Causey, dated October 30, 1962, recorded November 30, 1962, in the R. H. C. Office of Greenville County, S. C., in Deed Book 711 at page 529. And being the same lot of land conveyed unto Curtis A. Nelson and Elizabeth B. Nelson by deed of Walter S. Stovall and Joan S. Stein (formerly Joan S. Stovall), dated December 29, 1978, recorded January 4th, 1979, in the R. H. C. Office of Greenville County, S. C.



which has the address of Fairview Drive, Greenville, South Carolina 29601 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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