

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

VOL 1402 PAGE 432

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 9 11 39 AM
BONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Leroy C. Nelson and Joan S. Nelson

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.E. Serrine Emp. F.C.U.

(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

TEN THOUSAND AND NO/100

Dollars (\$ 10,000.00) due and payable

as shown on note

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~~XXXXXXXXXXXX~~

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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, on the northerly side of Gary Avenue being shown and designated as Lot No. 11 on plat of Map No. 1 Cunningham Acres, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB at Page 118 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Gary Avenue, joint front corner of Lots Nos. 10 and 11 and running thence with the joint line of said lots, N. 5-20 E., 166.7 feet to an iron pin; thence S. 84-18 E., 110 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 12; thence with the joint line of said lots, S. 5-20 W., 166 feet to an iron pin on the northerly side of Gary Avenue; running thence with the northerly side of Gary Avenue, N. 84-40 W., 110 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Otis and Patricia D. Register recorded October 20, 1975.

This mortgage is second and junior in lien to that mortgage held by Greer Federal Savings and Loan securing \$38,700.00 recorded October 20, 1975.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR-979
TAX
PB. 11218
04.00

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 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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