

FILED
GREENVILLE CO. S. C.
MAY 8 4 48 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 8 day of May, 1979, between the Mortgagor, H. D. Nelson and Barbara R. Nelson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

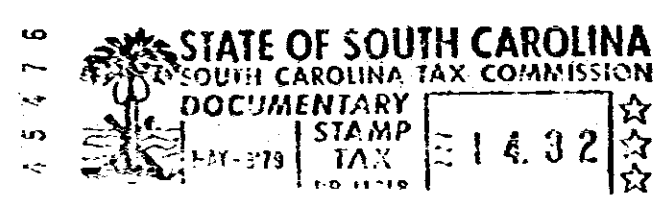
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand Seven Hundred Twenty Seven & 37/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 8, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 22, 2006;

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 50 of a subdivision known as River Downs, according to a plat thereof prepared by Piedmont Engineers, Architects and Planners, dated July 17, 1974, and recorded in the RMC Office for Greenville County in Plat Book 4R, Pages 75 and 76, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hackney Road at the joint front corner of Lots 50 and 51 and running thence with the joint line of said Lots N. 47-53 W., 170 feet to an iron pin in the line of Lot 58; running thence with the line of Lot 58 N. 32-20 E., 173.89 feet to an iron pin on the southwestern side of Suffolk Court; thence with said Court S. 53-23 E., 70 feet to an iron pin; thence continuing with the southwestern side of Suffolk Court S. 50-30 E., 80 feet to an iron pin at the intersection of Suffolk Court and Hackney Road; thence with the curvature of said intersection, the chord of which is S. 6-53 E., 40.42 feet to an iron pin on the northwestern side of Hackney Road; thence with the northwestern side of Hackney Road the following courses and distances to wit: S. 29-11 W., 62.11 feet; S. 36-00 W., 60 feet; S. 43-30 W., 35 feet to the point of BEGINNING.

This is the identical property conveyed to the mortgagors by deed of Harold B. Bridgeman and Joan P. Bridgeman to be recorded on even date herewith.



which has the address of 409 Hackney Road Greer, (Street) (City) South Carolina 29651 (herein "Property Address"); (State and Zip Code)

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 seized 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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