

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

GR... S. C.
 APR 11 AM '80
 W... ASLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 1st day of April, 19 80 by Daniel R. Nix and Mary Ann Nix hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Ten Thousand Nine Hundred and No/100----- (\$10,900.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 180 consecutive monthly instalments of One Hundred Sixty and 09/100----- (\$ 160.09) Dollars each, the first instalment being due May 15, 19 80, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being shown as Lot No. 45 on a plat of Springfield, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, Page 14, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Benson Drive at the joint corner of Lots No. 45 and 57 and running thence with Benson Drive, S. 0-18 E., 25 feet and S. 1-28 E., 128 feet to a curve at the intersection of Benson Drive and Marion Avenue; thence with said curve (the chord of which is S. 46-28 E., 35.3 feet) to a point on Marion Avenue; thence with Marion Avenue, N. 88-32 E., 100 feet; thence N. 1-28 W., 175 feet; thence S. 88-32 W., 124 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Bernice Cleo Lindsey dated March 17, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1054, at Page 406.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever