

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
NOV 2 3 41 AM '82  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, WILLIAM F. DOLAN and JANE P. DOLAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto CECIL H. NELSON, JR. & CAROLINE C. NELSON

(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

TWENTY NINE THOUSAND ----- Dollars (\$ 29,000.00 ) due and payable  
August 1, 1983 together

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 13% per centum per annum, to be paid: at maturity

The Mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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, the Mortgagee's heirs, 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, in the city of Greenville, on the southwest side of Byrd Boulevard, being the greater portion of lot 14 as shown on plat of Ladson A. Mills Property recorded in the RMC Office for Greenville County in plat book J on page 29, and having according to a recent survey by Freeland & Associates, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of Byrd Boulevard, the joint front corner of Lots 13 & 14, and running thence with the joint line of said lots S. 67-47 W. 137.6 feet to an iron pin; thence turning and running thence N. 25-53 W. 23.4 feet to an iron pin; thence S. 64-07 W. 12.9 feet to an iron pin; thence N. 23-39 W. 49.40 feet to an iron pin in line of Lots 14 & 15; thence with joint line of said lots N. 65-10 E. 151.8 feet to an iron pin on the southwest side of Byrd Boulevard; thence with the southwest side of said street S. 23-26 E. 78.65 feet to the point of beginning.

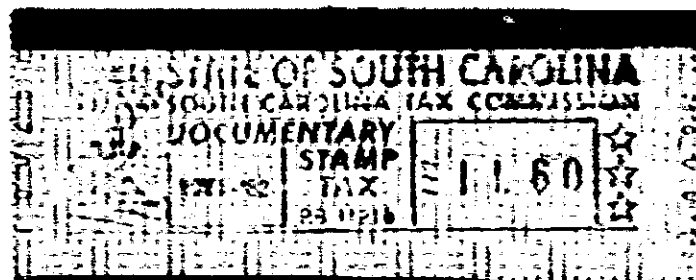
This is the same property conveyed to mortgagors by mortgagees by deed of even date herewith to be recorded.

This mortgage is junior in lien to that certain mortgage given to American Federal Savings and Loan Association in the amount of \$67,000.00 of even date herewith.

\* \* \*

This mortgage shall not be assumable or assignable, and all sums due under said note and mortgage shall become immediately due and payable if the property is sold, transferred, or otherwise conveyed to a third party.

Mortgagees' Address:  
607 McDaniel Avenue  
Greenville, S. C. 29605



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.