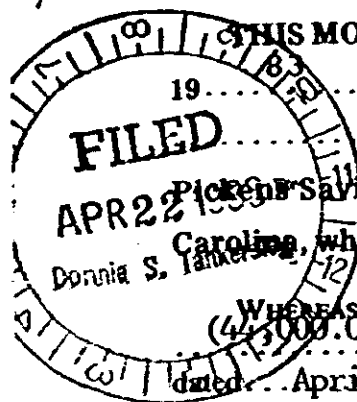
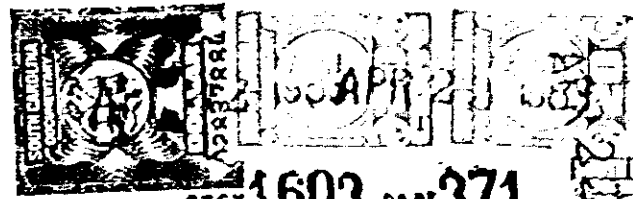




MORTGAGE



THIS MORTGAGE is made this 18th day of April 1983, between the Mortgagor, A. C. NELSON (herein "Borrower"), and Mortgagee,

Pickens Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Cedar Rock Street, Pickens, South Carolina, 29671 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty-Four Thousand Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 10, 2008

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 those pieces, parcels or lots of land situate, lying and being in Cleveland Township, Greenville County, State of South Carolina, about seventeen (17) miles from the City of Greenville, on the Geer Highway shown on plat of property of Dr. G. S. Way, Jr., said plat being recorded in the RMC Office for Greenville County in Plat Book LLL, page 37, said plat incorporated herein by reference and made a part hereof, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the South side of the Geer Highway, joint front corner of the property of grantor and Cleveland and running thence South 27 East 915.6 feet to an iron pin; thence North 78 East 584.4 feet to an iron pin; thence South 47-15 West 582.8 feet to an iron pin; thence North 58 East 521.4 feet to an oak tree; thence North 30 West 303.4 feet to an iron pin; thence South 78 West 528 feet to an iron pin; thence North 14 West 561 feet to a point on the eastern side of a branch; thence North 40-15 West 283.8 feet to an old iron pin; thence North 88 West 174.2 feet to an iron pin on the South side of Geer Highway; thence South 81-45 West 723.3 feet to an iron pin; the point of BEGINNING; and containing 22.89 acres, more or less, and being the identical property conveyed to A. C. Nelson by deed of Dr. G. S. Way, Jr. of even date and to be recorded simultaneously herewith in the office of the RMC for Greenville County, South Carolina."

ALSO: "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 Cleveland Township, being a triangular lot containing 0.93 acres, of the B. H. Trammell Property as shown in Plat Book X, at page 103, and being more recently surveyed as the property of Kathleen Nelson and Grace C. Nelson at River Falls in Plat Book YYY, at page 193 A, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin in center of Gap Creek Road, a short distance East of the River Falls Road and running thence along Cantrell Property South 52-30 East 380 feet to an iron pin; thence North 3-48 East 253 feet to an iron pin in the center of Gap Creek Road; thence South 86-10 West 319 feet to the point of BEGINNING; and (continued on inserted sheet)

which has the address of Rt. #1, Marietta, SC Greenville (City) (Street) (State and Zip Code) (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.

CTO 3 APR 22 83 082

0 3 7 0

1328