

SEP 14 4 18 PM '72

BOOK 1249 PAGE 168

ELIZABETH RIDDLE
R.M.C.



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John Paul Nickerson and

Erna M. Nickerson

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of **Thirty-three Thousand Two Hundred Fifty** ----- DOLLARS (\$ 33,250.00), with interest thereon at the rate of **Eight (8%)** ----- per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **25** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, near the City of Greenville, on the southern side of Gavin's Point Road and being known and designated as Lot No. 447 as shown on a plat of Section No. V, Del Norte Estates, prepared by Piedmont Engineers & Architects dated May 23, 1972, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Book 4-R at page 17, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Gavin's Point Road at the joint front corner of Lots Nos. 447 and 448 and running thence with the line of Lot No. 448 S. 0-39 W. 132.6 feet to an iron pin; thence with the line of Lots Nos. 452 and 453 S. 84-56 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 446 and 447; thence with the line of Lot No. 446 N. 2-34 E. 139.0 feet to an iron pin on the southern side of Gavin's Point Road; thence with the southern side of Gavin's Point Road N. 88-17 E. 90 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Threatt-Maxwell Enterprises, Inc. dated September 11, 1972, and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.