FILED
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REGISTER OF MESNE CONVEYANCE

BOOK 1500 PAGE 303

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I,

A. C. Nelson, of the County of Greenville, send greetings ---------

WHEREAS, I, A. C. Nelson ----------

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Williamston------

(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 Twelve Thousand, One hundred, Forty-two and 88/100 ------

Dollars ($ 12,142.88) due and payable

(30) Thirty days from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid:

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, 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, 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, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Gap Creek Road, a short distance East of the River Falls Road, and running thence along the Centrell Property S. 52-30 E 380 feet to an iron pin; thence N. 3-48 E 253 feet to an iron pin in the center of Gap Creek Road, ~~other property of Grace C. Nelson and Kathleen Nelson and Cantrell being the same property~~, thence S 86-10 W 319 feet to the point of beginning; being bounded by Gap Creek Road, other property of Grace C. Nelson and Kathleen Nelson and Cantrell; being the same property conveyed to the mortgagor by deed recorded in Deed Book 853, at Page 199.

This property is conveyed subjeft to any and all recorded rights of way or easements. This property is also conveyed subject to any and all recorded restrictions.

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.

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