MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
Nov 26 4 18 PM '84
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

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WHEREAS, A. C. Nelson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest
P. O. Box 485, Travelers Rest, South Carolina 29690

(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 Eight Thousand and no/100----------Dollars ($8,000.00) due and payable

according to the terms of a note executied of even date herewith and incorporated herein by reference

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,

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 referenced 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 Dr. G. S. Way, Jr., and Cleveland and running thence S. 27 E. 915.6 feet o an iron pin; thence N. 78 E. 584.4 feet to an iron pin; thence S. 47-15 W. 582.8 feet to an iron pin; thence N. 58 E. 521.4 feet to an oak tree; thence N. 30 W. 303.4 feet to an iron pin; thence S. 78 W. 528 feet to an iron pin; thence N. 14 W. 561 feet to a point on the eastern side of a branch; thence N. 40-15 W. 283.8 feet to an old iron pin; thence N. 88 W. 174.2 feet to an iron pin on the South side of Geer Highway; thence S. 81-45 W. 723.3 feet to an iron pin; the point of beginning; and containing 22.89 acres, more or less.

THIS conveyance is subject to all easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS is the same property conveyed to the Mortgagor herein by deed of Dr. G. S. Way, Jr., recorded in the RMC Office for Greenville County in Deed Book 1186, Page 840 on April 22, 1983.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
NOV 26 '84
$2.40

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 such 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.

GREENVILLE OFFICE SUPPLY CO. INC.