

FILED
GREENVILLE CO. S. C.
JUN 23 12 19 PM '78
BONNIE S. TANKERSLEY
R.M.C.

BOOK 1436 PAGE 18

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 22nd day of June 1978 between the Mortgagor, Jake T. Nelson and Peggy M. Nelson (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand Five Hundred and No/100 (\$23,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 June 1988

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:

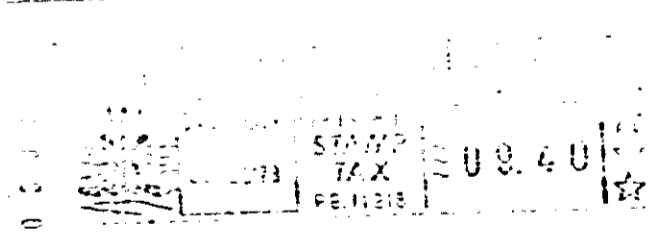
ALL that piece, parcel or tract of land approximately three miles east of the Pleasant Hill Church, lying on the north side of the Jordan Road, being shown on a plat made for Calvin S. and Jean M. Staggs by W. N. Willis, Engineer, dated March 16, 1968, recorded in the R.M.C. Office for Greenville County in Plat Book SSS, at Page 49, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point in the center of the Jordan Road, corner of property now or formerly belonging to Ross; thence along the center of said Jordan Road, N. 87-20 W. 410-feet to a point in said road; running thence with a new line, N. 1-30 E. 1,210-feet (passing an iron pin back from the road at 21-feet) to a point in the center of a branch, iron pin back 15 feet from center line of said branch; thence down the branch, the branch being the center line, N. 53-55 E. 94-feet; N. 77-40 E. 125-feet N. 75-20 E. 115-feet, N. 88-20 E. 94-feet to a point, iron pin ten feet from center line of branch; thence with the line of property now or formerly belonging to Ross, S. 1-30 W. 1,325-feet from the center of said branch to a point in the center of Jordan Road, the point of beginning containing 11.8 acres, more or less.

This being the same property conveyed to Mortgagors herein by deed of Hal D. Goss and Sandra C. Goss dated December 17, 1976 and recorded December 20, 1976 in the RMC Office for Greenville County in Deed Book 1048 at page 107.

Address of Mortgagee: Drawer L, Greer, South Carolina 29651

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which has the address of ... Route 3, Jordan Road, Greer, South Carolina 29651 (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 seized 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.

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