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GREENVILLE CO. S.C.

BOOK 1489 PAGE 681

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 28 3 32 AM '79
DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Elizabeth Nelson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, S.C.

(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

Eleven thousand five hundred sixty-nine and 20/100----- Dollars (\$ 11,569.20) due and payable in sixty (60) monthly installments of \$192.82 each, the first of these being due on December 1, 1979 with a like amount due on the 1st day of each calendar month thereafter until entire amount of debt is paid in full . This amount includes interest - the

with interest thereon from date at the rate of 13.99 per centum per annum, to be paid: in advance

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

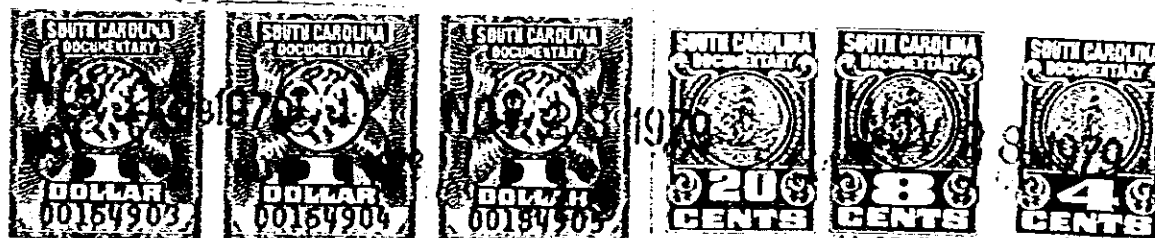
ALL that piece, parcel or lot of land on Manhattan Boulevard known and designated as Lot No. 45 of Section 1 , Carolina Court, property of M. W. Fore as shown on a plat thereof made by Dalton & Neves, September 1953 , recorded in Plat Book EE , at page 44 and having , according to said plat, the following metes and bounds, to - wit :

BEGINNING at an iron pin on the Northern side of Marlana Avenue at the joint front corner of Lots 45 and 46 and running thence with said lots N. 25-15 East 240 feet to an iron pin ; thence along the rear line of Lot No. 61 , S. 64-45 East 100 feet to an iron pin ; thence with the joint line of Lots Nos. 44 and 45 , S. 25-15 West 240 feet to an iron pin on the Northern side of Marlana Avenue ; thence with Marlana Avenue, N. 64-45 West 100 feet to the beginning corner. This being the same property conveyed by John L. Thomas to Bill L. Galloway by deed recorded on September 18, 1978 in the RMC Office for Greenville County in Deed Book 1088 , at page 36 .

ALSO : ALL that other piece, parcel or lot of land on Marlana Avenue and being known and designated as Lot No. 46 , of Section 1 , Carolina Court , Property of M. W. Fore as shown on plat thereof made by Dalton & Neves, September 1953 and recorded in Plat Book EE, page 44 and having the following metes and bounds according to said plat : BEGINNING at an iron pin at the northeastern intersection of Marlana Avenue and Maubrey Street and running thence N. 25-15 E. 240 feet to an iron pin ; thence along the joint line of Lots Nos. 46 and 60 , S. 64-45 E. 100 feet to an iron pin ; thence along the joint line of Lots Nos. 45 and 46 , S. 25-15 West 240 feet to an iron pin on the Northern side of Marlana Avenue ; thence with Marlana Avenue N. 64-45 W. 100 feet to the beginning corner . This being the same property conveyed to Elizabeth Nelson by deed of Bill L. Galloway , dated May 21, 1979 , recorded in the Office of RMC for Greenville County in Book 1103 of Deeds, Page 206 .

This conveyance is subject to the covenants, conditions and restrictions recorded in Deed Book 495 , at page 523 , RMC Office for Greenville county.

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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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