

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1162 PAGE 605

AUG 7 12 56 PM '70 MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, I, Thomas F. Boling

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. T. Wood, Jr. and Joe Mae Wood.

(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 Twenty Thousand and no/100-----

----- Dollars (\$ 20,000.00) due and payable
Two Hundred Fifty and no/100 (\$250.00) Dollars per month commencing on September 1, 1970 and Two Hundred Fifty and no/100 (\$250.00) Dollars the first day of each month thereafter until paid in full with the entire balance of principal and interest due on September 1, 1977. The monthly payments to be applied first to interest and the balance to principal, with the right to anticipate after with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly January 1, 1972.

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, on the north of the City of Greenville on what is known as Park Place and being the front portion of Lot 1, Block E, and having a 50 foot frontage on First Avenue and a uniform width back of 100 feet.

Also, all that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina in Block E of Park Place and having a frontage on Fourth Street of 50 feet by a uniform width of 100 foot depth and being the south and rear portion of Lots 1 and 2 in Block E on a plat recorded in the R.M.C. Office for Greenville County in Plat Book A at Page 119 to which reference is hereby craved.

Also, all that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina and what is known as Park Place and on the north side of New Buncombe Road, formerly known as First Avenue, and having a frontage on said First Avenue, now New Buncombe Road of 50 feet by a uniform width of 50 feet and by a depth of 100 feet and being a portion of the lot described as Lot 2 of Block E, on plat recorded in the R.M.C. Office for Greenville County in Plat Book A at Page 119, which plat is hereby referred to for a better description.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.