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MORTGAGE OF REAL ESTATE BY A CORPORATION - Office of Robert N. Ebnick, Jr., Attorney at Law, Greenville, S. C.

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE BY A CORPORATION
COUNTY OF GREENVILLE 1426 1 COFH '79

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Carolina Trade Exchange, Inc.**
a corporation chartered under the laws of the State of South Carolina
(hereinafter referred to as Mortgagee) is well and truly indebted unto **George Boser**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Five Thousand Five Hundred and No/100 - Dollars 5,500.00 due and payable

in full on or before March 1, 1979

with interest thereon from **(N/A)** at the rate of **per centum per annum, to be paid. (No interest)**

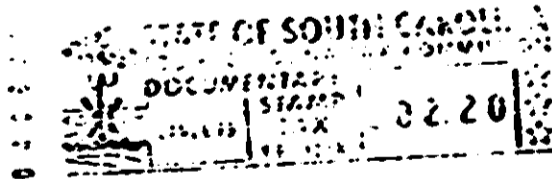
WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time he advances made to or for its account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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, City of Greenville, in Ward One, on the North side of West Stone Avenue and being known and designated as the Eastern half of Lot No. 7, Map 4, subdivision of the property of Eugenia A. Stone, as shown on plat thereof, recorded in the R.M.C. Office for Greenville County in Plat Book WV at page 542, and having, according to survey made in March 1948, by W. J. Riddle, Surveyor, the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the North side of West Stone Avenue, in the center of the front line of said Lot No. 7 at the corner of other property now or formerly of Thomas G. Crymes, Sr., which point is 196.5 feet East of the intersection of Wilton Street, and running thence on a line through the center of said Lot No. 7, N. 5-30 E. 200 feet to an iron pin in the center of the real line of Lot No. 7; thence S. 84-30 E. 71.5 feet, more or less, to an old hedge row, which point is 6.1 feet East of an iron pin, which pin is at the Northeast corner of said Lot No. 7, Map 4; thence along the old hedge row, S. 5-30 W. 200 feet to a point in said old hedge row on the North side of West Stone Avenue, which point is 6.1 feet East from an iron pin, which pin is the Southeast corner of Lot 7, Map 4, and said point being 393 feet West of the intersection of Townes Street; thence along the North side of West Stone Avenue, N. 84-30 W. 71.5 feet, more or less, to the beginning corner.

Being the same property conveyed by Deed recorded in Volume 1090 at page 386.



Grantor: B. J. Fuller

Record Date: Oct. 23, 1978

Together with all and singular rights, tenures, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed 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 Mortgagee covenants that it is lawfully seized of the premises hereabove 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, from and against the Mortgagee and all persons whomsoever lawfully claiming the same in any part thereof.

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