

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE, PH '80

BOOK 1503 PAGE 848

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEE WILLIS BOLDEN AND WILLIE LESTER BOLDEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto MAXIE COOPER

(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 THREE THOUSAND SEVEN HUNDRED AND NO/100----- Dollars (\$ 3,700.00) due and payable

in monthly installments of \$97.45 for a period of 48 months beginning on March 1, 1980 and being due on the same date of each month thereafter until paid in full. Interest first deducted and balance applied to principal with right of anticipation. with interest thereon from date at the rate of TWELVE per centum per annum, to be paid MONTHLY

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, in Fairview Township, containing 2.90 acres, more or less, being cut from the southerly side of a 4.90 acre tract as shown on a plat of property of Maxie Cooper dated September 16, 1968 and recorded in the RMC Office for Greenville County in Plat Book SSS, Page 140 and being described as follows:

BEGINNING at a point in the center of a bridge crossing Rocky Creek and running thence with the center of Neely Ferry Road, N. 8-21 E., 100 feet to a nail and cap; thence continuing with Neely Ferry Road, N. 9 W., 134.1 feet to a nail and cap in said Road; thence in a new line, N. 88-44 E. 410.8 feet to an iron pin on the westerly side of Rocky Creek; thence with the center of Rocky Creek as the line, (the traverse line being S. 25-32 W., 200 feet to a point, S. 1-34 W., 133.9 feet, S. 49-06 W., 192 feet, N. 89-57 W., 62.3 feet and N. 28-16 W., 226.2 feet) to the point of beginning in the center of a bridge in Neely Ferry Road.

This is the identical property conveyed to the mortgagors by deed of Maxie Cooper as recorded in the RMC Office for Greenville County in Deed Book 1001, Page 570 recorded 6/20/74.

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.

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