

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
DEC 17 11 19 AM '84
DONNIE S. JAMESLEY
R.M.C.

WHEREAS, ROBERT J. BOLAND

ALL WHOM THESE PRESENTS MAY CONCERN:

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. D. GARRETT, P.O. Box 572, Taylors, SC 29687

(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 ONE HUNDRED THOUSAND AND 00/100----- Dollars (\$ 100,000.00) due and payable according to the terms of the note signed of even date herewith.

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:

AND 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:

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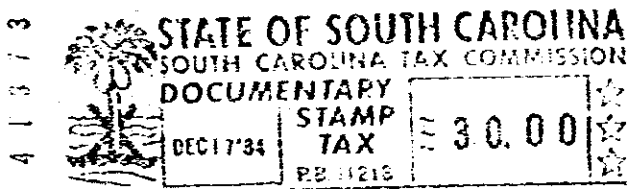
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Northeastern side of Commerce Drive, as shown on a plat entitled "Commerce East," being known and designated as Lot #14, Commerce East, dated August 30, 1983, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Commerce Drive, joint front corner of Lots 13 and 14 and running N. 40-00 W. 215.61 feet to an iron pin, the joint rear corner of said lots; thence S. 67-49 E. 228.00 feet to an iron pin; thence S. 30-03 W. 280.00 feet to an iron pin; thence N. 65.06 W. 202.12 feet to an iron pin on Commerce Drive, the joint front corner of Lots 14 and 15; thence along the curve of said Commerce Drive N. 18-30 W. 82.45 feet to the point of BEGINNING.

This being a portion of the property conveyed to the Mortgagor herein by deed of R. D. Garrett, dated of even date herewith and recorded in the RMC Office for Greenville County in Deed Book 1228 at page 915.



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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 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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