FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

'75 JUL 24 12 38 PM

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mrs. Tecora Boyd

hereinafter referred to as Mortgagor is indebted to Termplan, Inc. of Pleasantburg

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 Twelve hundred fifty-two dollars and 62/100

Dollars $ 1252.62 due and payable

in monthly installments of $52.00 each

with interest thereon from 7-17-75 at the rate of 22.01% per annum, to be paid monthly

WHEREAS, the Mortgagee may hereafter advance and lend to the Mortgagor such further sum or sums as may be desired, and the Mortgagor may execute and deliver its note or notes therefor, and such further sum or sums so advanced shall be secured hereby, and shall be entitled to the benefits of this mortgage and shall be a lien on the premises hereinafter described, and all for the purpose of protecting the security of this mortgage, and for such other purposes as are herein set forth;

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, and of any other sum or sums of money for which provision is made herein, and the interest thereon, when due, and for the better assurance to the Mortgagee of the payment of all such sums of money as may be advanced hereafter at the option of the Mortgagee, and the interest thereon, and for the better assurance to the Mortgagee of the payment of all other indebtedness and liabilities of the Mortgagor hereunder, and for the better assurance to the Mortgagee of the performance of all the covenants and conditions of this mortgage, and for and in consideration of the sum of one dollar (1.00) to the Mortgagor in hand 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, forever, all the following described property:

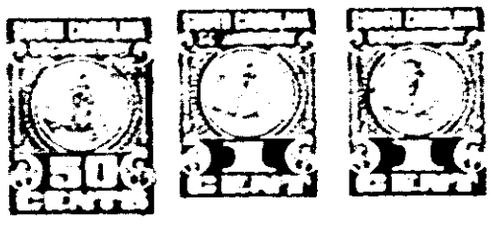
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

TECORA BOYD, her Heirs and Assigns, forever;

ALL of that lot of land in the County of Greenville, State of South Carolina, in Austin Township, shown on plat of Tecora Boyd, made by C. F. Webb, recorded in the R. M. C. Office for Greenville County in Plat Book 4-W, at page 100, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of lots of John Thomason, Frank Thomason, and Anner Right, and running thence along John Thomason, N 72-30 W 500 feet to an iron pin; thence along the Grantor, N 17-30 W 450 feet to an iron pin; thence S 72-30 E 500 Feet to an iron pin at the corner of Anner Right; thence S 17-30 W 450 feet to the point of beginning and being a portion of the property conveyed to me in Deed Book 379, at page 537, and being shown as a portion of Lot 24, Block 1, Sheet 554.1 on the County Block Book.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads, or passageways, easements and rights of way, if any, affectin the above described property.



Together with all and singular rights, members, hereditaments, and appurtenances to the said premises belonging or in any way incident or appertaining, including 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 lawful authority to sell, convey or encumber the same, and that the premises are free and clear of all encumbrances except as mentioned 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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