GREENVILLE CO. S. C.

JUL 28 2 05 PM '72

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

1344 PAGE 849

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Nicholas Boone and Thomas J. Boone----

hereinafter referred to as Mortgagor SEND S GREETING

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., 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-Three Thousand Eight Hundred Fifty and No/100 -----

DOLLARS $ 23,850.00--- with interest thereon from date at the rate of Nine per centum per annum, said principal and interest to be payable as therein stated; 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 insurance premiums, taxes, assessments, repairs or for any other purpose

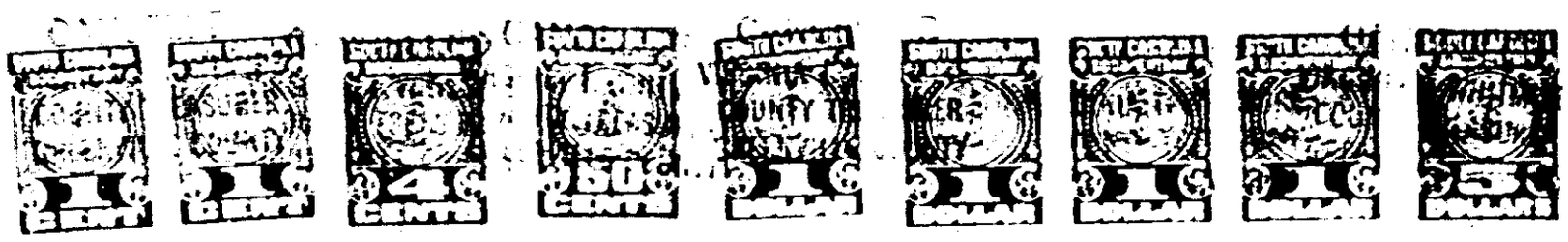
NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the said debt and in order to secure the payment thereof, and any other sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made by the Mortgagee to the Mortgagor, and for the better assurance of the lien of this mortgage, and 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

ALL that piece, parcel or lot of land situate, lying and being at the Northwestern corner of the intersection of Seminole Drive and Sparsewood Street in the Town of Simpsonville, County of Greenville, State of South Carolina and known and designated as Lot No. 112 of a subdivision known as Westwood, Section 2, and shown on plat which is recorded in the R.M.C. Office for Greenville County in Plat Book 4F at Page 44, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Sparsewood Street at the joint front corner of Lots Nos. 112 and 113 and; running thence with the joint line of said lots N. 3-54 W. 158 feet to an iron pin; running thence N. 50-58 E. 45 feet to an iron pin on the Western side of Seminole Drive at the corner of Lots Nos. 112 and 117 and; running thence with with the Western side of said drive S. 45-50 E. 148 feet to an iron pin at the intersection of Seminole Drive and Sparsewood Street and; running thence with said intersection S. 57-09 W. 30.1 feet to an iron pin on the Northern side of Sparsewood Street; running thence with the curve of said street S. 60-08 W. 52.7 feet thence continuing with the curve of said street S. 71-41 W. 85 feet to an iron pin point of beginning.

5.9.56



Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining, and all the rents, issues and profits thereof, for so long as the Mortgagor may be entitled thereto, which said rents, issues and profits are pledged to the Mortgagee on a parity with real estate and for the purpose of securing the payment of the said debt and any other sums and advances as aforesaid, and for the further consideration aforesaid, the said Mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against itself and its successors and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

(CONTINUED ON NEXT PAGE)

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