

Route 1, Simpsonville, S. C. 29681

GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE—Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

FILED
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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Richard H. Boerma (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Ben Perry McCall

(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 Fifteen Thousand Three Hundred

Ninety and no/100----- DOLLARS (\$ 15,390.00--), with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

Due and payable in ten equal annual installments of \$1,539.00 each plus interest on the unpaid balance beginning July 30, 1977 and continuing on the same day of each year, with the final balance being due and payable on or before July 30, 1986. Privilege to prepay in whole or in part at any time without penalty is granted. Mortgagee agrees to release portions of the within property at any time upon payment of \$2,000, for each one acre of land released, toward principal. Mortgagee agrees to release 2 1/2 acres of the within described property with no payment on principal for said release. Said 2 1/2 acres to be selected by the mortgagor, provided **

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,

All that certain piece, parcel or tract of land lying in the State of South Carolina, County of Greenville, in Butler Township, containing 10.80 acres according to plat entitled "Property of Richard H. Boerma", recorded in Plat Book 5B at page 83, and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed to the mortgagor herein by deed to be recorded herewith, Said deed being from Ben Perry McCall and recorded August 2, 1976.

** mortgagee shall have access to the remainder of the encumbered property.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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