

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

LOAN AND MORTGAGE MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Daniel R. Boling and Martha C. Boling

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY at Travelers Rest, 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 SIX THOUSAND FIVE HUNDRED TWENTY-THREE AND 20/100 Dollars (\$ 6, 523.20 ) due and payable in 48 monthly installments of \$135.90 per month commencing on the 15th day of October, 1975, and on the same date of each successive month thereafter until paid in full

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ annual percentage at the rate of 10.97% 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, known and shown as Tract No. 8 on plat of Cherokee Estates in Highland Township, according to a survey made by Wolfe & Huskey, Inc., made May 17, 1974, revised August 18, 1975, and having according to said plat the following courses and distances, to wit:

BEGINNING at an iron pin at corner of property of Donald J. Williams, Sr., and running thence S. 46-45 E. 525 feet; running thence S. 71-18 E. 415.1 feet to an iron pin at the corner of Lots Nos. 8, 9 and 10; running thence N. 02-37 E. 197.4 feet to an iron pin; running thence N. 16-10 W. 105.6 feet; running thence N. 10-20 W. 102.6 feet; running thence N. 7-44 W. 72.5 feet to an iron pin; running thence S. 87-23 E. 70 feet to an iron pin; running thence along joint line of Lots Nos. 7 and 8, S. 46-45 W. 1267.2 feet to an iron pin in line of property of Donald J. Williams, Sr.; thence along the line of Donald J. Williams' property and Tract No. 8, N. 46-58 E. 200 feet to an iron pin, the beginning corner.

Said Tract No. 8 containing 6.09 Acres according to the above mentioned plat.



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 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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