

FRANCES C. BOUTON GREENVILLE CO. S. C.
211 PETTIGRU ST.
GREENVILLE, S. C. 29607

BOOK 1377 PAGE 547

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOONIE S. TANKERSLEY
R.M.C.

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

WHEREAS, GEORGE D. SHELTON AND SYLVIA S. SHELTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANCES C. BOUTON

(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 -----

FIVE THOUSAND AND NO/100THS----- Dollars (\$5,000.00----) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of NINE (9%) 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, on Cross Plains Road, and shown as Lot Nos. 7 and 8 on a plat of Property of Frances C. Bouton prepared by R. B. Bruce, RLS, in August 1974, containing 5.64 acres, more or less, and having the following courses and distances:

BEGINNING at an iron pin in the center of Cross Plains Road at the corner of Blue Ridge Water District Property, and running along the center of the Road S. 61-22 E. 286.2 feet to a pin; thence S. 51-52 E. 122.9 feet to a pin; thence along the line of Shelton property S. 45-04 W. 750.7 feet to an iron pin; thence along the line of Lot No. 9, N. 55-30 W. 200 feet to an iron pin at the Rice corner; thence along the Rice line N. 17-01 E. 99.5 feet to an iron pin; thence N. 26-13 E. 500.7 feet to an iron pin; thence along the Water District line S. 61-22 E. 50 feet to an iron pin; thence N. 26-13 E. 122.2 feet to the beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Frances C. Bouton recorded in the RMC Office for Greenville County in Deed Book 1042 at Page 696, on September 10, 1976.

No timber to be cut from the above property nor changes to be made in the same without the written consent of the holder of this mortgage.



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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