

Unit 1, 1/2 block, at Natl
700 S New St

MORTGAGE OF REAL ESTATE -

Greenville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
JUN 5 1 21 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Jeffrey R. Kahler and Barbara L. Kahler

(hereinafter referred to as Mortgagor) is well and truly indebted unto John A. Bolen, Inc.

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(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 Four Hundred Fifty and No/100 Dollars (\$ 5,450.00) due and payable six (6) months from the date hereof

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with interest thereon from date at the rate of Ten (10%) per centum per annum, to be paid at maturity

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, shown as Lot 132 on plat of Devenger Place, Section 5, recorded in Plat Book 6 H at Page 73 and having according to said plat, the following courses and distances:

BEGINNING at an iron pin on the southern side of Rosebud Lane at the joint front corner of Lot Nos. 131 and 132 and running thence with the common line of said Lots, S. 9-08 E. 150 feet to an iron pin at the joint rear corner of said Lots; thence turning and running N. 80-52 E. 131.5 feet to an iron pin at the corner of this lot and property now or formerly of Greer; thence turning and running along the common line N. 22-03 W. 153.9 feet to an iron pin on the southern side of Rosebud Lane; thence turning and running along the southern side of Rosebud Lane, S. 80-52 W. 97.1 feet to the point of BEGINNING.

This being the same property conveyed unto the Mortgagor herein by deed from John A. Bolen, Inc., of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 2.20
JUN 11 1979

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 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 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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