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MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
JUN 25 11 01 AM '79  
TANKERSLEY  
S.H.C.

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

WHEREAS, Donald R. Boyce and Patricia C. Boyce

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cryovac Employees Federal Credit Union

(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 Seventeen Thousand Two Hundred Twenty-Five and

No/100----- Dollars (\$ 17,225.00) due and payable

in 144 monthly installments of \$213.91

with interest thereon from \_\_\_\_\_ date at the rate of 9/10 month per centum per ~~380%~~ 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, in Woodside Mills Village, in the Town of Simpsonville, being known and designated as Lot No. 23 of "A Subdivision of Woodside Mills, Simpsonville, S.C.", dated February, 1953, prepared by Piedmont Engineering Service, Greenville, S.C. Said Plat being recorded in the R.M.C. Office for Greenville County in Plat Book GG at page 5.

According to said plat the within described lot is also known as No. 14 "B" Street (now known as College Street) and fronts thereon 80 feet. This conveyance is made subject to any restrictive covenants, building set-back lines, easements and rights of way affecting the above described property.

This being the same property conveyed to the Mortgagors herein by deed of Frances T. Bagwell June 7, 1974, recorded in the RMC Office For Greenville County in Deed Volume 1000 at page 845.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PROBATE

PERSONALLY appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as the mortgagor's act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN TO before me this 18th day of June, 1979.

Nancy K. Gilbert  
as to Donald R. Boyce

Edward P. Riley  
Notary Public for South Carolina  
My Commission expires: 8/12/80

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
06.82

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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