Greenville, S.C. 29606 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

... ERSLEY

WHEREAS,

RUBY MAE WOODS

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE E. BOMAR AS TRUSTEE FOR KAREN E. BOMAR

(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

THIRTY THREE THOUSAND AND NO/100

date

Dollars (\$ 33,000.00) due and payable

in 300 monthly installments of \$299.88 each beginning July 1, 1980 and a like amount each month thereafter until paid in full. (25 years)

with interest thereon from

3)

at the rate of TEN (10%) 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 situate, lying and being in the County of Greenville, State of South Carolina in Greenville Township and being a part of the Lot #14 of the Property of Emma C. Poag and being described as follows: See Plat Book K at Page 68;

BEGINNING at an iron pin on the north side of Laurens Road at a point 12 1/2 feet west of the joint corner of Lot #1; of Block A of Carolina Court, and Lot #14 of Emma C. Poag Property, which point is the corner of Lot of C.L. Bouchillon, et al (now or formerly); thence along the line of said Laurens Road, N. 55-45 W. 62 1/2 feet to an iron pin; thence S. 34-15 E. 200 feet to an iron pin; thence S. 55-45 E. 62 1/2 feet to a point; a distance of 15 feet west to the rear corner of C.L. Bouchillon's lot (now or formerly); thence S. 34-15 W. 200 feet to the beginning corner.

LESS HOWEVER: That tract of land conveyed to Eugene C. Brown by deed recorded December 1, 1971 in Deed Book 931 at Page 39, R.M.C. Office for Greenville County, S.C.

This is the same property conveyed to the mortgagor by deed of the mortgagee recorded June 26, 1980, R.M.C. Office for Greenville County, S.C.

This mortgage is given to secure a portion of the purchase price.

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.

· Section 1