

MORTGAGE OF REAL ESTATE—Offices of Love, Thompson & Blight, Attorneys at Law, Greenville, S. C.

LILLIE FARMER
R. L. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, M. H. Boling

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Avery L. Riggins, Samuel G. Riggins and S. L. Riggins, d/b/a Riggins Lumber Company

(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 Sixty-Eight Hundred and No/100

November 1, 1952 DOLLARS (\$ 6800.00),
with interest thereon from ~~the~~ at the rate of Six per centum per annum, said principal and interest to be repaid: \$50.00 on November 1, 1952 and \$50.00 monthly thereafter until August 1, 1953, at which time the unpaid balance will be due and payable, with the right to anticipate payment at any time, with interest thereon from November 1, 1952 at the rate of Six (6%) per cent, per annum, to be computed and paid ~~and~~ at maturity.

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 Greenville Township, on the Southern side of Marion Road, near the City of Greenville, being shown as lots 81 and 82, on plat of City View Annex, revised in April 1927, recorded in Plat Book G at Page 154, and described as follows:

"BEGINNING at a stake on the Southern side of Marion Road, at corner of lot No. 83, and running thence with the line of said lot, S. 25-00 E. 353 feet to a stake on branch, at corner of lot 96; thence with the line of said lot 96, and with the line of lot 97, N. 46-00 E. 128 feet to a stake, at corner of lot 80; thence with the line of said lot, N. 28-30 W. 267 feet to a stake on Marion Road; thence with the Southern side of Marion Road, S. 85-30 W. 50.3 feet to a stake; thence continuing with the Southern side of Marion Road, N. 80-30 W. 50 feet to the beginning corner."

ALSO, lot No. 80 as shown on above referred to plat and described as follows:

"BEGINNING at a stake on the Eastern side of Marion Road, at the joint front corner of lots 80 and 81, and running thence with line of lot 81, S. 28-30 E. 267 feet; thence N. 46 E. 50 feet to iron pin, corner of lot 79; thence with line of lot 79; N. 28-30 W. 236.5 feet to iron pin on Marion Road; thence with the East side of Marion Road, S. 85-30 W. 51.7 feet to the point of beginning. This lot having been conveyed to the mortgagor by Central Realty Corporation by deed to be recorded herewith."

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.