

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 6 10 50 AM 1956
MORTGAGE

ILLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Francis J. Bonifate (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Marie L. Boniface

(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 Three Thousand Nine and 30/100

DOLLARS (\$ 3009.30),

with interest thereon from date at the rate of five per centum per annum, said principal and interest to be repaid: \$45.00 on November 20, 1956, and a like payment of \$45.00 on the 20th day of each month thereafter until paid in full, said payments to be applied first to interest and then to principal, with interest thereon from date at the rate of five per cent, per annum, to be computed and paid monthly

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:

those
"All ~~the~~ certain piece^s, parcel^s or lot^s of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, having the following metes and bounds:
4 ACRES TRACT: BEGINNING at a corner in the road and running thence S. 27 3/4 E. 6.34 chains to a new corner in said road; thence S. 65 1/2 W. 6.34 chains to stone; thence N. 27 3/4 W. 6.34 chains to stone; thence N. 65 1/2 E. 6.34 chains to the beginning corner, being bounded on all sides by lands formerly owned by W. Press Thompson. Being the same premises conveyed to the mortgagor by the mortgagee.

93.20 ACRES according to survey made by W. J. Riddle, Surveyor, October 1943, revised November 1946, and described as follows:

BEGINNING at a stake on public road, on line of property of C. F. McCullough, and running S. 53-00 E. 272 feet to stake; thence S. 35-00 E. 644 feet to stake on branch; thence N. 18-00 E. 473 feet along line of Campbell property to Red Oak; thence along line of Brezeale property, N. 12-30 W. 885.7 feet to stake; thence N. 17-00 W. 350 feet to stake; thence S. 81-15 E. 542.5 feet to stake; thence S. 70-15 E. 351 feet to stake; thence N. 65-15 E. 222 feet to stake; thence N. 6-00 W. 488 feet to stake; thence N. 79-30 E. 164 feet to pine stump; thence N. 15-00 W. 422 feet to stake; thence due North 132 feet to stake; thence N. 20-30 E. 167 feet to stake; thence N. 27-30 W. 222 feet to stake; thence N. 1-30 E. 161 feet to stake; thence N. 24-00 W. 265 feet to stone; thence S. 32-30 W. 85 feet to stake; thence N. 57-30 W. 178 feet to stake; thence N. 12-00 W. 179 feet to stake; thence N. 61-00 W. 81 feet to stake; thence N. 82-15 W. 191 feet to stake; thence S. 80-00 W. 153 feet to stake; thence S. 60-00 W. 270 feet to stake; thence N. 68-00 W. 163 feet to stake; thence N. 43-00 W. 99 feet to stake on Kirby property; thence S. 63-00 W. 466 feet to stake; thence S. 5-0 E. 1650 feet to stake; thence S. 49-20 W. 312 feet to stake; thence S. 12-45 W. 46.5 feet to stake; thence S. 3-45 E. 137 feet to stake; thence S. 33-00 W. 56 feet to stake; thence N. 78-45 W. 221 feet to stake; thence N. 74-30 W. 255 feet to stone; thence S. 12-50 E. 368 feet to stake; thence S. 63-00 E. 281 feet to stake; thence S. 38-00 E. 153 feet to stake; thence S. 56-00 E. 306 feet to the point of beginning.

ALSO, All that tract containing 39.90 acres, according to plat of W. J. Riddle, Surveyor, made October 1943 and described as follows:

BEGINNING at a stake on public road, corner of J. D. Stallings property and running thence N. 25-00 W. 1267 feet to stone; thence along line of J. D. Stallings property, S. 65-00 W. 1095 feet to maple; thence S. 25-00 W. 837 feet to stake; thence S. 89-00 E. 471 feet to stone; thence S. 22-45 E. along line of B. H. Cothran property 517 feet to Whiteoak; thence along line of J. D. Stallings N. 65-00 E. 1305 feet to the point of beginning.
Being the same premises conveyed to the mortgagor by the mortgagee by deed to be recorded.

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.