

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

FEB 17 2 44 PM '70

OLLIE FARNSWORTH
R. M. C.

*BOOK 1148 PAGE 315

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joseph E. Bagwell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles R. and Gail C. Boswell

(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 Sixteen Hundred

Dollars (\$ 1,600.00) due and payable

Monthly @ Forty Dollars (\$40.00) per month, until paid in full, the first of every month, Beginning March 1, 1970.

with interest thereon from date at the rate of 8 per centum per annum, to be paid: Annually, applied to

principle
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 purpose:

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, Oneal Township, and being Lot No. 12 of WOBURN COURT, Property of W. Dennis Smith, Accroding to survey and plat by John A. Simmons, Registered Surveyer, dated December 11, 1963, and having the following courses and distances, to-witt:

Beginning at an iron pin on the south side of Cumberland Drive, corner of Lots Nos. 11 and 12, and running thence along said drive, S. 87-02 E. 100 feet to an iron pin, corner of Lot No. 13; thence along the line of Lot No. 13, S. 4-36 W. 184.6 feet to an iron pin, rear corner of Lot No. 6; thence along the line of Lot No. 6, N. 85-05 W. 100 feet to an iron pin, corner of Lot No. 11; thence along the line of Lot No. 11, N. 4-36 E. 181.2 feet to the beginning corner.

This being the property conveyed to Charles R. and Gail C. Boswell by W. Dennis Smith by Deed recorded in the R. M. C. Office Book 757, Page 144, Greenville County.

Together with all and singular rights, members, hardiments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.