

Mortgagee's mailing address: Route 1, Graycourt, South Carolina 29645

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

FILED  
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Don Stewart and Dessie C. Stewart

(hereinafter referred to as Mortgagor) is well and truly indebted unto Maurice P. Boggs and Luree H. Boggs

(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

Two Thousand and No/100----- Dollars (\$ 2,000.00 ) due and payable

\$50.00 on the 5<sup>th</sup> day of November, 1976 and \$50.00 on the 5<sup>th</sup> day of each and every succeeding month thereafter until paid in full with payments applied first to interest and then to the principal balance remaining due from month to month.

with interest thereon from date at the rate of Nine 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, City of Greenville, situate, lying and being on the northern side of Kirkwood Lane being known and designated as Lot No. 164 on a plat of Isaqueena Park recorded in the RMC Office for Greenville County in Plat Book P at Page 130 and 131 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Kirkwood Lane at joint front corner Lots 163 and 164 and running thence along the line of Lot 163, N. 6-29 W. 175 feet to an iron pin; thence N. 83-26 E. 113.7 feet to an iron pin; thence along the line of Lot 165, S. 9-31 W. 175 feet to an iron pin on the northern side of Kirkwood Lane; thence with the curve of Kirkwood Lane (the chord being S. 84-24 W. 36.3 feet) to an iron pin; thence continuing with the curve of Kirkwood Lane (the chord being S. 69-37 W. 30.7 feet) to the beginning corner, being the same property conveyed to the mortgagors by deed of Maurice P. Boggs and Luree H. Boggs of even date and to be recorded herewith.

5.80



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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