

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JANE F. FELLERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES A. BOLING INSURANCE AGENCY INC.

(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 TEN THOUSAND THREE HUNDRED AND NO/100-----
-----Dollars (\$10,300.00) due and payable

in weekly installments of \$28.43 beginning on April 4, 1980 and being due on each Friday thereafter for a period of 572 payments with right of anticipation. Interest first deducted and balance applied to principal.
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 certain lot of land lying in the State of South Carolina, County of Greenville, in the City of Greenville, located on the southeastern side of Ridgecrest Drive, being shown as Lot No. 3 on Plat of Vista Hills, recorded in the RMC Office for Greenville County in Plat Book P at page 149 and being further described as follows:

BEGINNING at a point on the southeastern side of Ridgecrest Drive at the joint front corner of Lots No. 3 and 4, said point being 155 feet southwest of the intersection of Wellington Avenue with Ridgecrest Drive and running thence S. 41-24 E., 177 feet to a point on the northern side of County Road; sometimes known as Gilfillin Road, at the point near the corner of Lots 3 and 4; thence along the northern side of said County Road, S. 63-00 W. 141.3 feet to an iron pin at the point near the corner of Lots No. 2 and 3; thence N. 36-43 E., 143 feet to a point on the southeastern side of Ridgecrest Drive at the joint front corner of Lots No. 2 and 3; thence along Ridgecrest Drive, N. 49-17 E., 125 feet to the beginning corner.

ALSO: ALL of our right, title and interest in and to that part of the northern half of the said County Road, sometimes known as Gilfillin Road, general warranty of this deed shall not apply to such strip of land described as the northern half of Gilfillin Road.

This is the same property conveyed to mortgagor by deed of John E. Gordon, Sr. as recorded August 29, 1975 in the RMC Office for Greenville County in Deed Book 1023 at Page 459.

Together with all and singular rights, members, hereditaments, 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.

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