

Mortgagee Address: 16 Balfeg Ct. Greenville, S. C. 29615

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

BOOK 1541 PAGE 713

MAY 20 3 23 PM '81

JOHN W. ANDERSLEY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Purchase Money
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William Boykin and Kathie R. Boykin (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Ruby B. Manly (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 Forty-seven Thousand and No/100 DOLLARS (\$47,000.00-) with interest thereon from date at the rate of 12 per centum per annum, said principal and interest to be repaid as follows:

repayable on a 30 year amortization schedule of Four Hundred Eighty-three and 45/100 (\$483.45) per month, beginning July 1, 1981; payee to have option to demand repayment of entire principal balance at any time after June 1, 1986.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

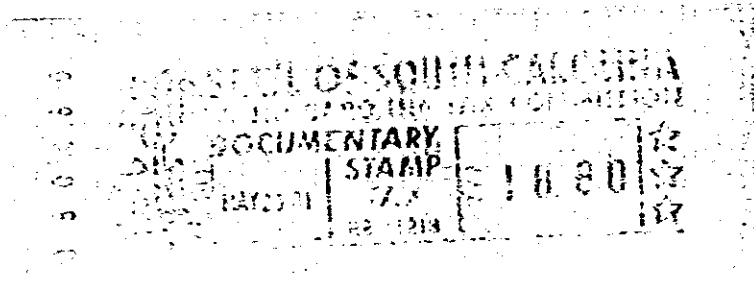
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the South side of Crescent Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 12, Block C on plat of Cagle Park Company, made by R. E. Delton, Engineer, dated June 1915, and being recorded in the RMC office for Greenville County, South Carolina, in Plat Book "C" at page 238, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Crescent Avenue at the joint front corner of Lots 11 and 12 and running thence S 23-42 E, 159.2 feet to an iron pin; thence S 77-46 W, 70 feet to an iron pin at the joint rear corner of Lots 12 and 18; thence along the line of Lot 12, N 28-42-W, 164 feet to an iron pin on the South side of Crescent Avenue; thence along the South side of Crescent Avenue, N 77-03 E, 30.8 feet to an iron pin, thence continuing with said street, N 79-12E, 53.2 feet to the beginning corner.

This is the same property conveyed to mortgagors herein by deed of Ruby B. Manly dated May 20, 1981 and recorded simultaneously herewith.

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4. 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.

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