



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Richard O. Boroughs, and Jean C. Boroughs
P.O. Box 6121, Greenville, S.C. 29606

(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 Seventy-Seven Thousand and no/100ths

Dollars (\$ 77,000.00) due and payable

as set forth by note of mortgagor of even date

per note

with interest thereon from date at the rate of / per centum per annum, to be paid per note

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, in Greenville Township, on the South side of Byrd Boulevard, and being known and designated as Lot No. 157, Block "A" or Traxler Park, as recorded in Plat Book "F" at page 114, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the Southern side of Byrd Boulevard, corner of Lot No. 158, and running thence with Byrd Boulevard, S. 64-36 E., 75 feet to corner of Lot No. 156; thence with line of said lot, S. 29-32 W., 261.1 feet to stake in line of Lot No. 105; thence with line of Lots Nos. 105 and 104, N. 54-08 W., 60 feet to corner of Lot No. 158; thence with line of said Lot, N. 26-02 E., 249.4 feet to the beginning corner.

ALSO:

ALL that other certain lot of land shown as a portion of Lot 158 on the plat first above mentioned and described as follows:

BEGINNING at an iron pin on the Southwest side of Byrd Boulevard, joint front corner of Lots 157 and 158 and running thence with the line of Lot 157, S. 26-02 W., 249.4 feet to an iron pin; thence N. 54-08 W., 3 feet to an iron pin in the rear line of Lot 158; thence through Lot 158, approximately, N. 26-02 E., 248 feet, more or less, to an iron pin on the Southwest side of Byrd Boulevard in the front line of Lot 158; thence along the Southwest side of Byrd Boulevard, S. 67-50 E., 3 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagor herein by deed of Mortgagee, to be recorded simultaneously herewith.

THIS MORTGAGE IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. This mortgage secures a note executed simultaneously herewith.
2. The Mortgagor agrees to maintain a valid and enforceable Home Owner's Insurance Policy covering the real property and improvements at all times, with the Mortgagee named as Loss Mortgagee for at least the amount equal to the outstanding mortgage balance. The Mortgagee will be supplied with a copy of said insurance policy.
3. The Mortgagor shall have the right to pre-pay any or all principal at any time without an interest penalty.
4. If all or any part of the Property or an interest herein is sold or transferred by deed, contract of sale, lease with option to purchase, bond for title, or other similar instrument by Mortgagor without Mortgagee's prior written consent, (CONT'D)
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.

10015268 000

4328 RV.2