

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CURTIS NORMAN BOGER AND SUSAN BISHOP BOGER
DONNIE S. TARKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto KENNETH HENDRIX WATSON AND JANE WATSON

(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 SIXTY-ONE THOUSAND AND NO/100

Dollars (\$ 61,000.00) due and payable

In equal consecutive monthly installments of \$580.93, consisting of principal and interest amortized on a term of thirty years, plus required escrow amounts for the payment of taxes and insurance, commencing March 1, 1984 and continuing on the 1st day of each month thereafter until fully paid with final payment, if not sooner paid, to be due and payable February 1, 2014.

with interest thereon from even date at the rate of eleven (11.00) per centum per annum, to be paid: accordance with the terms of said promissory 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

ALL that piece, parcel or lot of land together with all building and improvements, situate, lying and being at the northeastern corner of the intersection of Parsons Avenue with Bon Air Drive in Greenville County, South Carolina, being shown and designated as Lot No. 1 on a plat of Glendale, Section II, made by C.O. Riddle, Surveyor, dated December, 1965, recorded in the RMC Office for Greenville County, S.C. in Plat Book 000, Page 55, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the mortgagors herein by deed of the mortgagees of even date to be recorded herewith.

This is a Wrap-Around Mortgage and is subject to that certain first mortgage executed by the Mortgagees herein in favor of Aiken-Speir, Inc. in the original sum of \$40,950.00 dated April 23, 1976 and recorded in the RMC Office for Greenville County on April 26, 1976 in Mortgage Book 1365 at Page 814. Mortgagee shall pay to Aiken-Speir, Inc. all sums as and when due under the aforesaid mortgage obligation and shall indemnify and hold harmless mortgagors from all claims, costs or suits (including reasonable attorneys fees) incurred as the result of any failure of the mortgagees to make such payments to Aiken-Speir, Inc. as and when due. Mortgagors shall further retain the right to pay directly any such amount not paid as and when due by the mortgagee and to subtract the amounts so paid from the amounts payable to the mortgagee hereunder.

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Mortgagors shall have the right to pre-pay this indebtedness in full or in part at any time without penalty.

This mortgage, at the option of the mortgagee, shall become immediately due and payable in full upon any sale, conveyance or transfer of the above described property without the prior written consent of the mortgagee's herein.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
24.40
MAY 1984

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.

RECORDED

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