Route 2, Roper Mountain Rd. Greenville, SC 29607

MORIGAGE OF REALESTATE. Offices of Yarborough, Moore & Smoot. Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE ् १ क्रुप्त भी होते

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

WHEREAS,

J. Craig Bolding and Linda S. Bolding

(hereinafter referred to as Mortgagor) is well and truly indebted unto James D. Landreth and Cheryl F. Landreth

(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

Eight Thousand and No/100

Dollars (\$ 8,000.00

) due and payable

according to the terms of said Promissory Note.

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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:

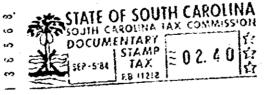
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$5.60) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 Carclina, County of Greenville

All those pieces, parcels or lots of land, situate, lying and being in the County of Greenville, State of South Carolina on the northern side of Lyons Drive and being known and designated as Lot 13 of Terrace Acres as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 127, reference to said plat being craved for a more complete description thereof.

This conveyance is subject to such easements, restrictions and rights of way as appear of record or on the premises.

This being the same property conveyed to the nortgagors herein by deed of James D. Landreth and Cheryl F. Landreth to be recorded herewith.



Together with all and singular rights, members, hereditaments, and apportenances 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 Mortgagoe, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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