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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE  
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES A. BOLING

(hereinafter referred to as Mortgagor) is well and truly indebted unto FLORENCE B. BOLING

(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 **Thirty Thousand One Hundred Thirty and No/100**  
Dollars \$30,130.00, due and payablein installments of \$8,000.00 each  
with each installment due annually.

\*

with interest thereon from date at the rate of **SIX** per centum per annum, to be paid: **with each installment**

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, being shown on a plat for Jim Boling, dated April, 1976, prepared by Webb Surveying and Mapping Co. as Tract A., 70.89 ac., on a county road, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a county road, near S. C. Hwy. 253, also known as Sandy Flat Road, and running thence with said county road, N. 28-32 E., 151.6 feet to an iron pin; thence N. 57-21 E., 212 feet to an iron pin; thence N. 80-56 E., 262.6 feet to an iron pin; thence S. 88-36 E., 404 feet to an iron pin; thence S. 2-00 E., 37 feet to an iron pin; thence S. 64-18 E., 115 feet to an iron pin; thence S. 77-42 E., 90 feet to an iron pin; thence N. 88-44 E., 200 feet to an iron pin; thence N. 86-51 E., 205 feet to an iron pin; thence N. 53-43 E., 80 feet to an iron pin; thence N. 14-43 E., 250 feet to an iron pin; thence N. 33-43 E., 100 feet to an iron pin; thence S. 63-27 E., 310 feet to an iron pin; thence leaving said dirt road and running S. 29-12 E., 1,251 feet to an iron pin on the southeasterly side of said Tract A; thence S. 74-18 W. 118.2 feet to an iron pin; thence running S. 61-35 W., 1,918 feet to an iron pin on line of Tract B; thence along the common line of Tracts A &amp; B, N. 23-09 W., 1,451 feet to an iron pin; thence N. 33-39 W., 365.4 feet to an iron pin on the county road, being the point of beginning.

This is the identical property conveyed to the mortgagor and recorded of even date herewith.

\*Provision is hereby made that one acre will be released for each \$500.00 paid.



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.