STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILE DO ALL WHOM THESE PRESENTS MAY CONCERN: GREENVILLE.CO. S. C.

WHEREAS, WE, HOWARD W. BOLEY AND KATHARINE P. BOLEY, DONNIE S. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

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 Mortgagoe 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 (\$3.00) 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 impresements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 8, on plat of J. H. Mauldin reocrded in plat Book Y at Page 73 of the R.M.C. Office for Greenville County, South Carolina, said lot having a frontage of 70 feet on the southwest side of Hindman Drive, formerly Townes Street Extension, a depth of 228 feet on the northwest side, a depth of 217.1 feet on the southeast side, and a rear width of 70.8 feet.

THIS being the same property as conveyed to the Mortgagor by deed of Sara S. Cox and Leland M. Cox and being recorded in the R.M.C. Office for Greenville County on November 27, 1957 in Deed Book 588 at Page 284.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and righty-of-way appearing on the property and/or of record.

THIS being a second mortgage and being subject to the first mortgage held by Canal Insurance Company and being recorded in the R.H.C. Office for Greenville in Mortgage Book 731 at Page 191 in the original amount of \$ 11,600.00.

THE Mortgagee's mailing address is: P. O. Box 544, Travelers Rest, South Carolina 29690

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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 rich fixtures and equipment, other than the total 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 heireinabove described it the 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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