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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

corporated herein by reference, in the sum of

MORTGAGE OF REAL ESTATE

- SRSLEYTO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, LEE O. BOYKIN

(hereinalter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER P.O. (Rey 70.3

Gers, S.t. 2965''.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagos's promissory note of even date herewith, the terms of which are in-

Twenty-nine Thousand Six Hundred Eighty-three & 92/100 --- Dollars (\$ 29,683.92) due and payable

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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 Mortgagos, 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 Mortgagor, and also in consideration of the further sum of Three Dollars \$5.000 to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, 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,

Containing 1.25 acres as shown as Lot 10B-1 on Plat entitled "Subdivision for Pet Nona Rogers Estate" as revised September 10, 1979 by W. N. Willis, RIS, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 20 at page 34, reference to said plat being craved hereto for exact metes and bounds of Lot 10B-1.

This is that property conveyed to Mortgagor by deed of Judith Y. P. Anderson dated and filed concurrently herewith.

OCUMENTARY STATES

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 beirs, 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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