STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

. BANKERSLEY

00. S. C. 2 10 PH 182 MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

800x1561 PAGE 749

How Alleming 30

Neensille SC.

WHEREAS.

TO THE WORLD STATE OF THE PARTY OF THE PARTY

.

GORDON R. BOYD, JR.

STATE OF THE PARTY OF THE PARTY.

E. W. DUCKWORTH (hereinafter referred to as Mortgagor) is well and truly indebted unto

(hereinafter referred to as Morigages) as evidenced by the Morigager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Hundred Ten Thousand and No/100 --- Dollars (\$  $210\,,000\,.00$  ) due and payable

as per terms of Note of Mortgagor to Mortgagee dated January 18, 1982 in the amount of \$210,000.00 for twenty (20) years, reference being had to said Note for its more specific tems.

## 

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 dabt, 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 Mortgager, 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 scaling and delivery of these presents, the receipt whereat 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 as-

"ALL that certain piece, parcel or lot of land, with all improversents thereon, or hereafter constructed thereon, situate, tying and being in the State of South Carolina, County of Greenville, Greenville Township, being shown on plat of property formerly owned by J. P. Stevens & Co., Inc. according to survey by Pickell & Pickell, Engineers, June 23, 1953, and having according to said survey the following metes and bounds:

BEGINNING at iron pin at intersection of Mills Avenue Extension and Chapman Road and running thence N. 22-20 E. 10 feet to iron pin on Mills Avenue Extension; running thence along Mills Avenue Extension N. 70-01 E. 226.6 feet to iron pin; running thence S. 19-30 E. 150 feet to iron pin; running thence S. 23-00 W. 113 feet to iron pin on Chapman Road; thence along Chapman Road N. 56-13 W. 272 feet to iron pin, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of E. W. Duckworth, of even date, to be recorded herewith.

ALSO: ALL that lot of land in Greenville Township, Greenville County, South Carolina, shown on plat of J. P. Stevens & Co., Inc. property as follows:

BEGINNING at iron pin on Chapman Road and running thence N. 60-35 W. 100 feet along said road; thence N. 23-00 E. 113 feet along E. W. Dockworth line; thence N. 70-30 E. 100 feet to iron pin; thence S. 60-35 E. 33 feet to iron pin; thence S. 25-16 W. 188 feet to iron pin point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of E. W. Duckworth, of even date, to be recorded herewith.

The above properties are conveyed subject to easements and rights of way for such water, sewer and electrical lines as may cross the above properties and also subject to restrictions and conditions set forth in Deed Book 486, Page 236.

Notwithstanding any language to the contrary contained herein, it is understood and agreed by both mortgagor and mortgagee that should any of the property secured by this Mortgage be partially destroyed or damaged by fire or other peril covered by insurance, that any such insurance proceeds shall be used to restore the destroyed or damaged property as much as is possible.

It is understood and agreed by both parties that the mortgagor may not sell his interest in the above described property to any other person without receiving written consent from the mortgagee.

Together with all and singular rights, members, herditaments, and appurted ences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said pramises unto the Mortgagee, its hairs, successors and assigns, forever.

AND REPORT OF THE PROPERTY OF

The Mortgagor covenants that it is lawfully spixed 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 foreser defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsaever fawfully claiming the same or any part thereof,

8 8

0

- Maria Service

0