

MAY 4 11 03 AM '77
STATE OF SOUTH CAROLINA OLIE FARNSWORTH
COUNTY OF GREENVILLE R. M. C.

BOOK 1189 PAGE 287

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, First Federal Savings and Loan Association of Greenville, S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dr. Lonita M. Boggs and Dr. Gertrude R. Holmes

(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 Fifty-Four Thousand and No/100-----

----- Dollars (\$ 54,000.00) due and payable Thirteen Thousand, Five Hundred (\$13,500.00) Dollars on April 30, 1972, and Thirteen Thousand, Five Hundred (\$13,500.00) Dollars on the 30th day of April of each succeeding calendar year thereafter until paid in full,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

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, within the corporate limits of the City of Greenville, located at the intersection of College Street and Bordeaux Street (formerly Brooks Avenue), and having the following metes and bounds, to-wit:

"BEGINNING at a point at the southwest corner of Bordeaux Street and College Street, and running thence with College Street, N. 68 W. 69-1/2 feet to an iron pin; thence S. 29 W. 104.7 feet to an iron pin; thence S. 49 E. 74.1 feet to a point on Bordeaux Street; thence with said street, N. 27-02 E. 129 feet to the beginning corner; and being the same property conveyed to Gertrude R. Holmes and Lonita M. Boggs by Beverly L. Boney, et al. by deed dated June 7, 1946, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 292, at Page 421.

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.