

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1250 PAGE 93

SEP 20 2 41 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDGLE
R.M.C.

WHEREAS, Moonville Realty Co.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances P. Boldridge

(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 Forty Thousand Two Hundred Ninety-three and 03/100----- Dollars (\$ 40,293.03--) due and payable

\$8,506.30 plus interest on December 31, 1972; \$16,117.20 plus interest on December 31, 1973; and the balance of \$15,669.50 plus interest on December 31, 1974; with interest from Oct. 25, 1972, the unpaid balance at the rate of eight (8%), to be computed and paid with each principal 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 as 24.4 acres on plat of Property of Mrs. C. H. Boldridge, prepared by Piedmont Engineering Service, June 21, 1951, and having the following metes and bounds:

Beginning at a stone and iron pin on the northerly side of "New County Road", which is 2390 feet, more or less, from the U. S. Highway 25; thence S 7-54 E 288.3 feet to a stone; thence S 34-36 W 403.3 feet to a poplar tree; thence N 83-23 W 694 feet to an iron pin; thence S 69-52 W 172.5 feet to a point in branch; thence with branch as the line, the meanders of which are N 82-40 W 432 feet, N 81 W 446 feet, and S 68-36 W 465 feet to a point; thence N 1-30 E 373.2 feet to an iron pin; thence with the northerly side of "New County Road", N 82-04 E 1899.0 feet to an iron pin; thence N 83-39 E 200 feet; thence continuing S 89-35 E 132.4 feet; thence still with said road, S 82-25 E 106.4 feet to the beginning corner.

This property is subject to all Road rights of way of record, restrictions, easements, zoning ordinances of record affecting said property.

It is anticipated that portions of the within described property will be released by the Mortgagee at the request of Mortgagor, and the Mortgagor agrees to deposit the sum of \$2,500.00 for each acre so released in a federally insured savings and loan association account; and all such sums deposited shall constitute substitute collateral for the property released. The mortgagee shall have a security interest in said savings account only and shall not be entitled to receive any funds from said account except according to the installment due dates of the note secured by this mortgage. It is further understood that the mortgagee, in lieu of depositing money in the escrow account may pay such sums directly to the mortgagee to be applied against principal to the extent that such prepayments made directly to the mortgagee during any calendar year shall not exceed the mandatory payment due on December 31 of that year.

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.

For Release of Title to Mrs. R. E. M. Boldridge, 12/6/72, Case 1619