

MORTGAGE OF REAL ESTATE Offices of Love, Thornton, Arnold & Thomas, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

NOV 19 3 25 PM '78  
S. TAMMERS  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mack Boger and Donna Boger

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Earle Richard Taylor, Jr.

(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 **Twelve Thousand and no/100**

-----DOLLARS (\$12,000.00 ),

with interest thereon from date at the rate of **8** per centum per annum, said principal and interest to be repaid: **\$3,000.00** one year from date and a like payment each and every year thereafter until paid in full, with interest to be computed and paid annually until paid in full; all interest not paid when due to bear interest at the same rate as principal.

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, on the northern side of Pine Drive, O'Neal Township, containing 3.97 acres, more or less, and being more particularly described on plat entitled "Plat of Property of Mack Boger", prepared by Terry T. Dill, RLS, dated November 25, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING At a nail and cap in the center of Pine Drive approximately 347 feet from the center of Rutherford Road and running thence N. 12-00 W. 650 feet to an iron pin (iron pin also back on line at 625 feet); thence S. 66-45 E. 448 feet to an iron pin; thence S. 11-30 W. 178 feet; thence S. 12-00 E. 272 feet to a nail and cap in the center of Pine Drive (iron pin back on line at 25 feet); thence running along and with the center of Pine Drive, N. 89-03 W. 200 feet; thence continuing along with center of Pine Drive, N. 77-31 W. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by the Mortgagee by deed of even date recorded in Deed Book 1095 at Page 600.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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