



WHEREAS, RONDEY & SHIRLEY BOLDEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN DISCOUNT CO., INC.

(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 **FIVE THOUSAND FORTY AND 00/100** Dollars \$ **5040.00** due and payable in 24 equal installments of \$210.00, with the first payment being due December 19, 1979 and the final payment being due November 13, 1981.

Amount Financed: \$4159.13

with interest thereon from date of the rate of **19.17** per centum per annum, to be paid: **monthly**

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 and 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**

All that piece, parcel or lot of lan, situate, lying and being in the Western side of Fourth Day Street, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No.33 as shown on a plat entitled "Canterbury Subdivision, Section II", prepared by Heaner Engineering Co., Inc., dated July 17, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 32 and shown on a revision of said subdivision plat prepared by Heaner Engineering Co., Inc. revised through August 11, 1975 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D at page 88 and having according to said plats, the following metes and bounds:

Beginning at an iron pin on the Western side of Fourth Day Street at the joint front corner of Lots Nos. 32 and 33 and running thence with the line of Lot No. 32 N. 86-20-24 W. 135.21 feet to an iron pin at the joint corner of Lots Nos. 32 and 33; thence with the rear line of Lot No. 33 S. 00-35-53 W. 75 feet to an iron pin at the joint rear corner of Lots. Nos. 33 and 34; thence with the line of Lot No. 34 S. 84-12-12 E. 134.85 feet to an iron pin on the Western side of Fourth Day Street; thence with the Western side of Fourth Day Street N. 01-06-45 E. 80 feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, set back lines roadways, easements and rights of way, if any affecting the above described property, including restrictions applicable to Canterbury, Section II, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 952 at page 551.

Derivation The Fortis Corporation (5/19/76)



Together with all and singular rights, members 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.

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