

MORTGAGE - INDIVIDUAL FORM -
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JOHN M. DILLARDS, C.
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OCT 26 3 47 PM '80
MORTGAGE OF REAL ESTATE
JOHN W. BANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B. KENNETH BOLT

(hereinafter referred to as Mortgagor) is well and truly indebted unto AILEEN H. PIERSON, MARY H. BREWSTER, JESSIE H. FREEMAN, NANCY JO HUDSON and LILLIAN H. SCARR, (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 Seventy-eight Thousand One Hundred and no/100ths ----- Dollars (\$ 78,100.00) due and payable as set forth in said note,

with interest thereon from date at the rate of 10% 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 piece, parcel or tract of land, together with all buildings and improvements, containing 8.536 acres, more or less, situate, lying and being on the eastern side of Hudson Road, in Butler Township, Greenville County, South Carolina, being a portion of the M. E. Hudson and Lillian Morgan Hudson Homeplace adjoining Merrifield Park Subdivision and being shown on a survey for KENNETH BOLT made by Freeland & Associates, Surveyors, dated September 29, 1980, recorded in the RMC Office for Greenville County, S. C., in Plat Book 8-F, page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the right of way of Hudson Road at the corner of property owned by Albert M. Hicks, et al, and running thence N. 6-57 E., 345.3 feet to an iron pin; thence along the line of property being retained by the Grantors, S. 84-15 E., 154.1 feet to an iron pin; thence continuing along said line, N. 57-45 E., 105.9 feet to an iron pin; thence continuing along said line, N. 24-03 E., 239.8 feet to an iron pin in the line of Merrifield Park Subdivision; thence along the line of said property, S. 37-46 E., 210.8 feet to an iron pin; thence continuing along the line of said property, S. 59-47 E., 432.3 feet to an iron pin; thence continuing along the line of said property, S. 68-29 E., 110.2 feet to an iron pin; thence S. 7-32 W., 263.5 feet to an iron pin; thence continuing along the line of said property, S. 29-56 W., 99.9 feet to an iron pin; thence along the line of property of Albert M. Hicks, et al, N. 61-34 W., 411.5 feet to an iron pin; thence continuing along the line of said property, S. 87-13 W., 542.0 feet to an iron pin, the point of beginning.

EXCLUDING, HOWEVER, two acres, more or less, situate, lying and being on the eastern side of Hudson Road, in Butler Township, Greenville County, South Carolina (being a portion of the 8.536 acres described in the above paragraph, it being intended that the two acres herein described should not be covered by or included within the terms of the within mortgage), having according to a survey for KENNETH BOLT made by Freeland & Associates, Surveyors, dated October 14, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the right of way of Hudson Road at the corner of property of Albert M. Hicks, et al, and running thence along the eastern side of Hudson Road, N. 6-57 E., 295.3 feet to an iron pin; thence S. 84-15 E., 322 feet to an iron pin; thence S. 6-57 W., crossing a farm pond, 246.7 feet to an iron pin; thence along the line of property of A. M. Hicks and Joyce C. Hicks, S. 87-13 W., 326.6 feet to an iron pin at the point of beginning.

The above described property is the same conveyed to the Mortgagor by the Mortgagees, individually and as Trustees, by deed of even date to be recorded simultaneously herewith.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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