

1300 E. Washington Street
Greenville, S.C. 29607
MORTGAGE OF REAL ESTATE—Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
10 20 AM '80
DONNERSLEY
REC'D

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dale K. Boerma, Richard H. Boerma, John H. Smetana and Emile N. Rasheed
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto John G. Cheros

(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 Seven Thousand and

no/100----- DOLLARS (\$ 47,000.00--),

with interest thereon from date at the rate of 11 per centum per annum, said principal and interest to be repaid:

Due and payable in monthly installments of \$647.43 each month beginning January 1, 1981, and continuing on the same day of each month with the balance due and payable on or before ten years from date. Mortgagors may prepay in whole or in part at any time without penalty any time after January 1, 1981.

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,

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as 26.255 acres, more or less, as Tract A on plat of Survey for Gerald A. Kraft and Thomas J. Warwick, recorded in Plat Book 7 0 at page 42, and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by John G. Cheros by deed recorded herewith.

Mortgagee agrees to release one acre for each \$3,000 paid toward principal. No releases are to be made within one thousand (1,000) feet of Roper Mountain Road prior to Mortgagors and/or Greenville County installing paved road which will provide frontage to all remaining mortgaged property.

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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