

Mortgagee Address: Route 1, Box 322B, Travelers Rest, S.C. 29690

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald M. Bostic and Debbie D. Bostic

(hereinafter referred to as Mortgagor) is well and truly indebted unto Rice Corporation, Route 1, Box 322B Travelers Rest, South Carolina 29690, a corporation chartered under the laws of The State of South Carolina.

(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

-----EIGHT HUNDRED AND NO/100----- Dollars (\$800.00 ) due and payable per terms of said Promissory Note,

with interest thereon from date at the rate of 12% per centum per annum, to be paid: per terms of said Note.

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:

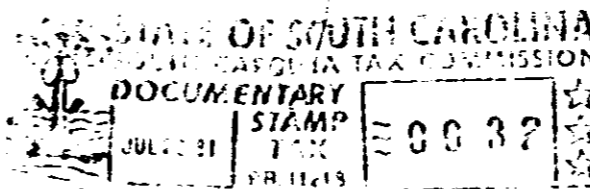
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, lying and being on the Western side of Pine Drive, designated as Lot "C" and containing 6.16 acres more or less, as shown on a Plat prepared by R.B. Bruce, Surveyor, dated July 7, 1981, entitled Property of "Rice Corporation", recorded in the RMC Office for Greenville County in Plat Book 8N, at Page 48; and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Pine Drive joint front corner of Lots B and C; thence N. 7-48 W. 760 feet to a point on the right-of-way of Pine Drive; thence along said Pine Drive looping around Lot C the following courses and distances: S. 82-40 E. 158 feet to a point, S. 80-42 E. 247.9 feet to a point; S. 18-32 E. 90.4 feet to a point; S. 17-23 E. 151.9 feet to a point, S. 30-38 W. 73.7 feet to a point, S. 4-28 W. 108.8 feet to a point, S. 1-14 E. 119.9 feet to a point, S. 17-44 W. 90.4 feet to a point, S. 46-21 W. 89.3 feet to a point, S. 61-05 W. 89.8 feet to a point and N. 6-37 W. 159.3 feet to a point, the beginning corner.

ALSO an easement unto Donald M. Bostic and Debbie D. Bostic, their heirs and assigns forever, and running with the land, for egress and ingress, installation of utilities and all other purposes in and to Pine Drive as shown on said plat, which easement is 50 feet in width, more or less, along its length and shall be a common easement for the use and benefit of all lots shown on said plat heretofore described as being recorded in Plat Book 8N, at Page 48, in the RMC Office for Greenville County, together with an individual interest with other lot owners on a pro-rata basis in and to the ownership of said strip so that upon conveyance of all lots, each lot will be vested with a non-exclusive easement in and to said strip and ownership of the same shall be vested in all lot owners as tenants in common.

THIS is the same property conveyed to the mortgagors herein by deed of Rice Corporation, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1152, at Page 11, on July 20, 1981.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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