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Mortgagee's Address:
Washington Avenue
P.O. Box 8476, Sta. A
Greenville, S.C. 29604

BOOK 1537 PAGE 655

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 30 '81
M.C. ERSLEY

**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, KENITH H. BOSTIC, individually, and PEGGY A. BOSTIC, as guarantor,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FRANK ULMER LUMBER COMPANY, INC.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note, recorded herein by reference, in the sum of ~~XXXXXXXXXXXXXXXXXXXX~~ by the Promissory Note of CROWN CONSTRUCTION COMPANY OF GREENVILLE, SOUTH CAROLINA, INC., and KENITH H. BOSTIC, individually; and (DONALD M. BOSTIC, PEGGY A. BOSTIC, and DEBBIE D. BOSTIC, as guarantors) executed of even date herewith, the terms of which are incorporated herein by reference, in the sum of TEN THOUSAND AND 00/100 (\$10,000.00) DOLLARS, due and payable Five Thousand and 00/100 (\$5,000.00) Dollars on or before November 30, 1981, and Five Thousand and 00/100 (\$5,000.00) Dollars on or before December 31, 1981, without interest.

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 certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, within the corporate limits of the City of Mauldin, and being known and designated as Lot Number 79 of a subdivision known as Glendale III, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book 4R, at pages 83 and 84, and reference is herein craved for the metes and bounds hereof.

This being the same property conveyed unto the Mortgagors herein by deed of King Builders and Realty, a general partnership, and Kenith H. Bostic, individually, and Lewis R. McCarter, individually, recorded in the R.M.C. Office for Greenville County, South Carolina in Deeds Book 1147, at page 204, on April 30, 1981.

This mortgage is second in priority to the first mortgage loan unto American Federal Savings and Loan Association, recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgages Book 1539, at page 712, on April 30, 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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