

WHEREAS, I, James A. Boling,

(hereinafter referred to as Mortgagor) is well and truly indebted unto William R. Timmons, Jr.

(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

ONE THOUSAND EIGHT HUNDRED SEVENTY AND NO/100----- Dollars (\$ 1,870.00) due and payable
\$15.00 per month beginning November 1, 1963

with interest thereon from date at the rate of six 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 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, in Butler Township, near the City of Greenville, and being known and designated as Lot Number 88 of a subdivision known as McSwain Gardens, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book GG at Page 75, and having the following metes and bounds, to wit:

BEGINNING at a point on the Northern side of McSwain Drive at the joint front corner of Lots 87 and 88 and running thence with the joint line of Lots 87 and 88 N 27-50 W approximately 177.8 feet to a point in Brushy Creek, the joint rear corner of Lots 87 and 88; thence with said creek as a line approximately N 57-36 E approximately 66.5 feet to a point; thence continuing with said creek as a line approximately N 61-38 E approximately 69.4 feet to a point; thence still continuing with said creek as a line approximately S 63-31 E approximately 29.7 feet to a point; the joint rear corner of Lots 88 and 89; thence with the joint line of Lots 88 and 89 S 00-31 E approximately 199.4 feet to a point on the Northern side of McSwain Drive at the joint front corner of Lots 88 and 89; thence with the Northern side of McSwain Drive S 85-01 W 45 feet to a point; thence continuing with the Northern side of McSwain Drive S 62-10 W 20 feet to the point of BEGINNING.

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.

*Paid in full + satisfied, this the 4th day of
March 1964.*

William R. Timmons, Jr.

Witness:

Betty C. Ambrose

SATISFIED AND CANCELLED OF RECORD
5th DAY OF *March* 1964
Kille Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *3:37* O'CLOCK *P.* M. NO. *15157*