

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: George A. Boesger and Jacqueline A. Boesger
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto C. R. Maxwell

(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

Thirty Eight Hundred Eighty & No/100 DOLLARS (\$ 3880.00),

with interest thereon from date at the rate of 5 3/4 per centum per annum, said principal and interest to be repaid:

At sale of lot owned by mortgagors in Bay Village, Ohio, and not later than April 10, 1966, interest from date at 5 3/4%, payable at maturity.

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, on the southern side of Butler Springs Road, near the City of Greenville, being shown as Lot 82 on plat of Heritage Hills, recorded in Plat Book YY at Page 187, and described as follows:

"BEGINNING at an iron pin on the southern side of Butler Springs Road, at the corner of Lot 81, and running thence with the southern side of said Road, N. 80-15 E. 110 feet to iron pin at the corner of Lot 83; thence with line of said lot S. 11-55 E. 172.2 feet to iron pin at corner of Lot 99; thence with line of said lot S. 73-43 W. 105.9 feet to iron pin at corner of Lot 81; thence with line of said lot N. 12-42 W. 184.5 feet to the beginning corner."

Being the same property conveyed to the mortgagors by deed of Threatt-Maxwell Enterprises, Inc., to be recorded herewith.

It is understood that this mortgage is junior to a mortgage of even date to Fidelity Federal Savings and Loan Association in the sum of \$19,300.00, to be recorded herewith.

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.