

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY COME

FILED  
GREENVILLE CO. S. C.  
APR 30 1 56 PM 1967  
GLLIE FARRINGTON  
R. M. C.

WHEREAS, we, James William Boroff and Fredda Wood Boroff

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Fifteen Thousand and No/100

Dollars (\$ 15,000.00 ) due and payable

one year from date

with interest thereon from date at the rate of 6½ per centum per annum, to be paid: annually

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, and in the Town of Fountain Inn, as is more clearly shown on a plat made by C. O. Riddle, Registered Surveyor, dated April 11, 1967, and recorded in Plat Book QQQ at page 119 in the R.M.C. Office for Greenville County, S.C. According to said plat, said lot begins at an iron pin corner on Gulliver Street, thence South 54 degrees 15 minutes West one hundred eighty-one and three-tenths (181.3) feet to an iron pin corner, thence South 36 degrees 46 minutes East one hundred fifteen and nine-tenths (115.9) feet to an iron pin, thence South 44 degrees 53 minutes East one hundred seventeen and one-tenth (117.1) feet to an iron pin corner, thence North 64 degrees 00 minutes East one hundred twenty-five and fifteen-one-hundredths (125.15) feet to an iron pin corner, thence North 27 degrees 30 minutes West two hundred fifty-five and four-tenths (255.4) feet to the beginning corner. Said lot of land is bounded on the northwest by Gulliver Street, on the Southwest by a 15-foot strip, and on the south and southeast by lands of Patton, G. L. Bragg, and G. H. Barbrey, and on the northeast by lands of W. E. Gray.

This being the same lot of land conveyed to us by Hattie Joyce Winn Harbin and Karl Nelson, Executrix and Executor, respectively, of the Estate of Ettie Winn Mahon, by deed dated May 1, 1967, of record in the R.M.C. Office for Greenville County in Deed Book 819 at page 219, there being situate on this lot the old home residence of Ettie Winn Mahon, which we are now remodeling.

Together with all and singular rights, members, herditaments, 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.

17th April 79  
9:30 A 30122

FOR SATISFACTION  
SATISFACTION 65 739