

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1158 PAGE 82

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAXCY C. BOINEAU

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of **Twenty-Eight Thousand Five Hundred and No/100ths** ----- DOLLARS (\$ 28,500.00), with interest thereon at the rate of **eight** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **25** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, City of Greenville, on the Northeast side of Sylvan Way and being shown as part of Lot 89, Lots 90, 91, 92 and 93 on Plat of Marshall Forest made by Dalton & Neves, Engineers, October, 1928, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H at pages 133 and 134, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northeast side of Sylvan Way in the front line of Lot 89, said pin being 15.06 feet southeast from the joint front corner of Lots 89 and 90 and runs thence through Lot 89 N. 45-20 E. 199.3 feet to an iron pin on the southwest side of a 10 foot strip of land reserved for pipes and poles; thence along footage reserved for pipes and poles N. 54-10 W. 15.23 feet to an iron pin; thence further along said reserved strip N. 54-40 W. 50.8 feet to an iron pin; thence continuing along said strip N. 41-40 W. 60 feet to an iron pin; thence with the line of Lot 94 S. 45-20 W. 189.7 feet to an iron pin on the northeast side of Sylvan Way; thence with the curve of Sylvan Way (the chord being S. 47-15 E. 60.1 feet) to an iron pin; thence continuing along Sylvan Way S. 40-42 E. 50 feet to an iron pin; thence still along Sylvan Way S. 39-25 E. 15.06 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of Gerald S. Tompkins, Jr., dated June 15, 1970, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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.