

WHEREAS, Carolyn B. Boling,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. O. Boling

(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 Ten Thousand and No/100-----

----- Dollars (\$ 10,000.00) due and payable  
 Three Thousand Three Hundred Thirty-Three and 33/100 Dollars (\$3,333.33) one  
 (1) year from the date hereof; Three Thousand Three Hundred Thirty-Three and  
 33/100 Dollars (\$3,333.33) two (2) years from the date hereof; and Three  
 Thousand Three Hundred Thirty-Three and 34/100 Dollars (\$3,333.34) three (3)  
 years from the date hereof  
 with interest thereon from date at the rate of nil per centum per annum, to be paid: nil.

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 place, 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, near the City of Greenville, as shown on a plat prepared for Tom Boling, dated October 31, 1972, by C. F. Webb, R.L.S., and of record in the R.M.C. Office for said County and State in Plat Book # T at Page 33; and having, according to said plat, the following metes and bounds, and containing approximately 9.25 acres, more or less, to wit:

BEGINNING at the extreme southwestern corner of said tract of land and running thence N. 66-45 E. 238.4 feet to a point; thence N. 1-20 E. 385 feet to a point; thence S. 77-00 W. 12.4 feet to a point; thence N. 24-48 W. 208 feet to a point; thence N. 77-00 E. 209 feet to a point; thence S. 24-48 E. 208 feet to a point; thence S. 61-10 E. 247 feet to a point; thence N. 43-53 W. 792 feet to a point; thence S. 87-30 W. 447 feet to a point; thence S. 18-30 E. 1049 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.