

MORTGAGE OF REAL ESTATE-OF GREENVILLE CO. S. C. FILED Patterson, Attorneys at Law, Greenville, S. C.

JUL 15 4 57 PM '74

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

ONNIE S. TANKERSLEY  
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Harvey W. Cole and Barbara M. Cole  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Alvin F. Boone, Sr., and Frances James Boone (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

Twelve Thousand and No/100----- DOLLARS (\$ 12,000.00---),  
~~with interest thereon from date of the making of the same at the rate of ten percent per annum~~  
payable in ten equal annual installments of \$1,200.00 each, beginning on January 1, 1975, and on January 1 of each succeeding nine years until paid in full. Interest from closing to January 1, 1975, shall be due and payable on January 1, 1975, Annual interest is to be computed and paid in advance on January 1, 1975, for the succeeding calendar year and is to be likewise computed and paid in advance on January 1, of each succeeding year.

THIS IS A PURCHASE-MONEY MORTGAGE.

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, being shown as 21.12 acres on plat entitled "Property of Clarence Barton Estate, made by J. C. Hill, March 24, 1964, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at a railroad spike in the center of a county road at corner of property now or formerly belonging to Frances Barton and running thence with line of said property, S. 15-0 W. 1924 feet to oak stump; thence S. 22 W. 128 feet to stone in center of Old Greenville Road; thence with center of said road, 2,102 feet to railroad spike in center of aforementioned county road; thence with center of said road, S. 46-30 E. 336 feet; S. 78-0 E. 71 feet; S. 86-10 E. 341 feet, more or less, to the beginning corner. ALSO, ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 1.9 acres and being described as follows: BEGINNING at old stone at Lindsay and Barton Corner and running, N. 31-23 W. 343 feet to a point in Pleasant Hill Road (iron pin ref. S. 31-23 E. 55 feet); thence, N. 01-40 E. 272 feet with said road to intersection of another road; thence, S. 74-19 E. 170 feet with said road (iron pin ref. at S. 14-10 E. 27 feet); thence, S. 14-10 E. 185 feet with another old abandoned road and Barton line; thence, S. 01-52 W. 100 feet to an iron pin; thence, S. 02-00 E. 117 feet to an iron pin; thence, S. 10-20 E. 100 feet to an iron pin; thence, S. 42-15 W. 32.5 feet to the beginning point on the western bank of an old abandoned road.

The two tracts of land above described are shown on a more recent survey by Freeland and Associates entitled "Property of Harvey W. Cole and Barbara M. Cole" and is recorded in the RMC Office for Greenville County, S.C., in Plat Book 5# at Page 7.

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.

RECORDED

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