

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, Inc.

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

WHEREAS, the Mortgagor is well and truly indebted unto Eva 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 Forty-two Thousand Nine

Hundred Two and 15/100 ----- DOLLARS (\$42,902.15),

with interest thereon from date at the rate of -7- per centum per annum, said principal and interest to be repaid:

In ten (10) equal annual installments



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, consisting of 14.55 acres, more or less, as shown on plat of survey prepared by C. O. Riddle, R.L.S., dated June 18, 1974, and being more fully described as follows:

Beginning at an iron pin on the northern side of Brushy Creek Road at the joint corner of the within described property and property now or formerly belonging to Thomas A. and Bobbie Jean C. Stephens and running thence along the northern side of said road N. 85-01 W. 484.7 feet to an iron pin; thence along the common line of the within described property and property now or formerly belonging to R. F. and Catherine B. Pruitt N. 6-00 W. 1,090 feet to an iron pin; thence N. 10-28 W. 28.7 feet to an iron pin on Cain Creek at the joint corner of the within described property and property now or formerly belonging to Etta and Eva Boling; thence along the common line of said tracts, which is the center of said creek, the following courses and distances: S. 30-23 E. 69.65 feet, N. 72-23 E. 50 feet, N. 58-10 E. 106.5 feet, S. 60-31 E. 77.2 feet, N. 79-29 E. 67.95 feet, N. 54-17 E. 94.1 feet, N. 80-44 E. 46.9 feet, S. 85-19 E. 114.7 feet, N. 14-44 E. 93.5 feet, S. 18-35 E. 58.45 feet, N. 75-34 E. 32.17 feet to a point at the joint corner of the within described property and property now or formerly belonging to Etta Boling; thence along the common line of said tracts S. 1-15 W. 1,236.6 feet to an iron pin on the northern side of Brushy Creek Road, the point of beginning.

This is the identical property conveyed to Mortgagor by deed of Mortgagee herein by deed 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.

0437

4328 RV-2