

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE
JUN 13 2 54 PM '74
CLERK OF COURSELEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BONEY P. NODINE and MARJORIE G. NODINE, his wife,
(hereinafter referred to as Mortgagor) is well and truly indebted unto NORTH CAROLINA NATIONAL BANK, Tryon, North Carolina-----

(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 -----
-----EIGHT THOUSAND & NO/100----- Dollars (\$8,000.00) due and payable

in seventy two (72) consecutive equal monthly installments of ONE HUNDRED FORTY & 27/100 DOLLARS (140.27) each, the first payment being due February 1, 1974, and on the first day of each month thereafter until paid in full,

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

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, Glassy Mountain Township and described by metes and bounds as follows:

BEGINNING at an iron pin located near the North margin of a driveway which leads from U.S. Highway #176 into the Boney P. Nodine property, said iron pin being a common corner of the tract herein conveyed, the Maud A. Pierce property and the Boney P. Nodine property and running thence from said beginning point and with the Maud A. Pierce line, South 89 degrees 00 minutes East 73.4 feet to an old iron pin; thence continuing with the Maud A. Pierce line, North 28 degrees 08 minutes East 111.5 feet to an iron pin located on the Southern right of way margin for U.S. Highway #176; thence along the Southern right of way margin for U.S. Highway #176, two (2) calls as follows: North 57 degrees 24 minutes West 269.0 feet to an old iron pin and North 56 degrees 10 minutes East 114.7 feet to an old iron pin located at a telephone pole, said old iron pin being a common corner of the tract herein conveyed and the D.T. McClure property; thence with the D.T. McClure property line, South 0 degrees 40 minutes West 305.0 feet to a concrete monument, said concrete monument being a common corner of the D.T. McClure property, the R.L. Jenkins property and the tract herein conveyed; thence South 85 degrees 00 minutes East 67.5 feet to a concrete monument; thence South 4 degrees 30 minutes West 4.0 feet to an iron pin, said iron pin being a corner common of the R.L. Jenkins property, the Boney P. Nodine property and the tract herein conveyed; thence North 86 degrees 00 minutes East 134.0 feet to the point of BEGINNING, containing 1.47 acres as shown and delineated upon a plat entitled, "Property Conveyance to Boney P. & Margie G. Nodine, Glassy Mtn. Twp. - Grnvl. County - S.C." dated December 5, 1973 and prepared by H.B. Frankenfield, Jr., Forest Engr. & Surveyor and reference is hereby made to said plat in aid of this description.



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.

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