

Mr. and Mrs. William E. Bohlander  
101 Abedare Lane, Greenville, S. C.  
Property: Route 9, Altamont Rd., Greenville, S.C. 29609

BOOK 1383 PAGE 103

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

NOV 16 2 41 PM '76

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, William E. Bohlander and Diane S. Bohlander

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. J. Kaufmann, Jr. and Elsie Jones Kaufmann

(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

Thirty-Four Thousand ----- Dollars (\$ 34,000.00 ) due and payable

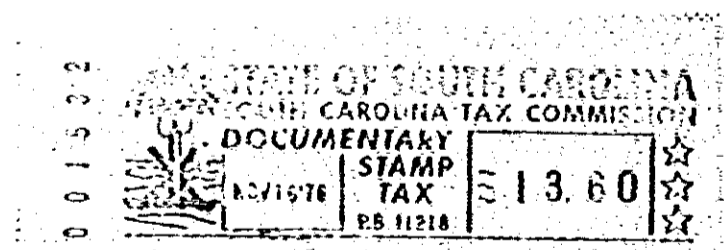
with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: In two (2) equal annual installments of \$17,000.00 each due November 15, 1977 and November 15, 1978, without the right to prepay prior to January 1, 1977

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, containing 11.24 acres as is more fully shown on a survey entitled "Property of J. J. Kaufmann and Elsie J. Kaufmann" dated November, 1976, prepared by W. R. Williams, Jr., Surveyor, and having according to said plat the following metes and bounds to-wit:

Beginning at an old iron pin on the western side of Altamont Road at the corner of property of Kemble located 1800 feet more or less from Huckleberry Road and running thence along the line of property of Kemble S 48-51 W 298 feet to an iron pin; running thence S 30-55 E 99.4 feet to an old iron pin at the corner of property of Furman University; running thence with the line of property of Furman University S 50-07 W 715.7 feet to an old iron pin at the corner of property of Stephenson; running thence along the line of property of Stephenson N 9-43 E 1373.7 feet to an iron pin at the corner of property of Citico Realty and Davis and Prevost; running thence along the line of said property S 78-52 E 268.5 feet to an old iron pin in the center of an old road bed; running thence along the center of said old road bed S 22-10 E 224.6 feet to an old iron pin and S 13-46 E 265.3 feet to an old iron pin at the corner of property of Trammell; running thence with the line of property of Trammell N 49-51 E 39 feet to an iron pin on the western side of Altamont Road; thence with the western side of Altamont Road S 22-09 E 131.05 feet to the point of beginning; this being the same property conveyed to us by deed recorded Nov. 16 1976 in R.M.C. Office of Greenville County in Deed Volume 1046 Page 222, by Mortgagees.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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