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Greenville, SC 29609

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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

23 NOV 21 1971

WHEREAS, I, BARBARA C. STOVALL,

have hereunto as Mortgagor is well and truly indebted unto AZILEE G. BOYD

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 **THREE THOUSAND FIVE HUNDRED AND NO/100**-----

-----Dollars \$ 3,500.00 due and payable
\$100.00 per month with payments to be applied first to interest and balance to principal and with the right to anticipate the full amount or any part thereof at any time without penalty

With interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly

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 the Mortgagee, and also in consideration of the further sum of Three Dollars Sixty Cents to the Mortgagee in hand well and truly paid by the Mortgagor 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 on plat of property of Azilee G. Boyd according to survey made by C. C. Jones and Associates, Engrs., dated January 29, 1955, and being situate and lying in the Northeast corner of the intersection of Cedar Lane Road and Marion Street, on which is located a service station made of masonry construction, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of Cedar Lane Road and Marion Street and running thence with the curve, the chord of which is N. 8-10 W. 13.1 feet to an iron pin on Marion Street; thence continuing with Marion Street N. 7-24 E. 62.7 feet to iron pin; thence continuing with Marion Street N. 9-45 E. 10 feet to an iron pin; running thence S. 79-40 E. 121.4 feet to an iron pin; thence running S. 10-20 W. 85 feet to a point on the right of way of Cedar Lane Road; running thence along Cedar Lane Road N. 79-40 W. 114 feet to an iron pin, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Azilee G. Boyd of even date herewith and recorded simultaneously in the RMC Office for Greenville County.

DOCUMENTARY
STAMP
TAX
01 40
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The Mortgagor with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining to the same, 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, and being the intention of the parties to the same, and all other improvements, 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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