107 Church Street, Greer, S. C. 29651

BOOK 1396 PAGE 833

USI.—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

State of South Carolina
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Lee O. Boykin and Eva H. Boykin,

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

- -SIX THOUSAND FIVE HUNDRED AND NO/100 ($6,500.00)- - - - - - - - - - - - -
DOLLARS ($6,500.00- - -), with interest thereon from date at the rate of nine (9%)

per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Chick Springs Township, near Pleasant Grove Baptist Church and about two miles south of Greer, located on the east side of the Greenville-Spartanburg Road, being all of Lot No. 30 as shown on a plat designated as property of J. M. Mattox Estate, made by H. S. Brockman, Surveyor, dated November 6, 1952, recorded in Plat Book JJ, page 127, and having the following courses and distances:

BEGINNING on a stake at the intersection of the Old Greenville-Spartanburg Road, and a new street, and runs thence along the northern margin of new street, S. 41.20 E. 200 feet to a stake; thence N. 48.40 E. 100 feet to a stake; thence with the common lines of Lots Nos. 28 and 30, N. 41.20 W. 200 feet to a stake on the eastern margin of the Old Greenville-Spartanburg Road; thence therewith S. 48.40 W. 100 feet to the beginning.

This being the same property conveyed to mortgagors by deed of Albert L. Smith dated March 30, 1957, and recorded April 3, 1975, in Deed Book 574 at page 223, R.M.C. Office for Greenville County.

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.

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