

18 E. Coffee St.  
Greenville, S.C. FILED  
GREENVILLE, CO. S. C.

AUG 19 4 41 PM '77  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1407 PAGE 625

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT W. BOND

(hereinafter referred to as Mortgagor) is well and truly indebted unto PAUL P. EFSTRATION AND CONSTANCE M. EFSTRATION

(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-FIVE THOUSAND AND NO/100-----Dollars (\$ 45,000.00 ) due and payable  
IN full One (1) year from August 19, 1977.

with interest thereon from August 19, 1977 at the rate of -0- per centum per annum, to be paid: AS SET  
OUT ABOVE.

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:

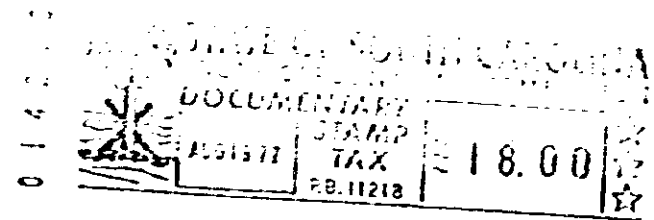
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 1, Block 8, Boyce Addition, and having, according to plat recorded in the Office of the R.M.C. for Greenville County in Plat Book A at Page 179, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Whitsett Street and Boyce Avenue and running thence along the north side of Whitsett Street, N. 76-45 E. 71 feet, 8 inches to an iron pin, joint corner of Lots 1 and 2 of Block 8; thence along the joint corner of said lots, N. 15-00 W. 126 feet, 1 inch to an iron pin on the south side of an alley; thence along the line of said alley, S. 76-45 W. 71 feet, 8 inches to an iron pin at the corner of said alley on Boyce Avenue; thence along the east side of Boyce Avenue, S. 15-00 E. 126 feet, 1 inch to the point of beginning.

Derivation: Deed Book 1063, Page 135, Paul P. Efstration and Constance M. Efstration 8/19/77



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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