

Mortgagee's address: Route 2, Taylors, South Carolina 29687

MORTGAGE OF REAL ESTATE

1442 00304

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, I, Julius Boyd,

hereinafter referred to as Mortgagor) is well and truly indebted unto Ella Plumley,

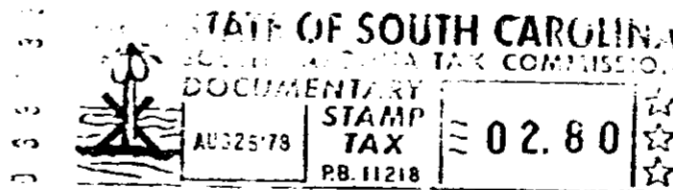
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seven Thousand and no/100

-----Dollars (\$7,000.00) due and payable in three (3) installments, with the first payment being due and payable on August 18, 1979, in the amount of \$2,920.00; the second installment is due and payable on August 18, 1980, in the amount of \$2,770; and the third and final installment is due and payable on August 18, 1981, in the amount of \$2,120.00. All installments include six (6%) percent interest, in addition to the payment of principal.

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, on branch waters of Gap Creek, north fork of Saluda River. This property is further shown by plat of Webb Surveying and Mapping Company, dated August, 1978, said plat is in the name of Julius Boyd, and shows acreage of 24.74 acres. Further reference to a more specific description of the property is made to deed description of Ella Plumley to Julius Boyd, of even date, and the said deed is to be recorded with this mortgage, recorded in Deed Book 1086, page 143, RMC Office for Greenville County.



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 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.