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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

WHEREAS, John J. Boudway and Bette M. Boudway

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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

Fifteen thousand and 00/100----------Dollars ($ 15,000.00) due and payable

six months from date

with interest thereon from date at the rate of twelve (12) per centum per annum, to be paid at maturity

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, in Bates Township, containing three (3) acres, more or less, as shown on a plat of Property of John J. Boudway and Bette M. Boudway prepared by W. R. Williams, Jr., RLS, on January 24, 1975, recorded in the RMC Office for Greenville County in Plat Book 5-K at page 96, and having according thereto the following courses and distances, to-wit:

Beginning at an old nail and cap in the center of the intersection of Pleasant View Road and White Horse Road, and running thence along the center of Pleasant View Road N. 64-03 W. 840 feet to a nail and cap; thence along a new line through Goldsmith property N. 14-09 E. 321.3 feet to an iron pin; thence S. 79-00 E. 200 feet to an old iron pin; thence along the line of Childs property S. 22-59 E. 393.9 feet to an old iron pin; thence S. 51-27 E. 429.4 feet to an old nail and cap in the center of White Horse Road; thence along said road S. 40-30 W. 14.1 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed from Thomas T. Goldsmith, Jr. and Helen W. Goldsmith dated April 1, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1016 at page 268.

This is a second mortgage, junior in lien to that certain mortgage given by John J. Boudway and Bette M. Boudway to Federal Land Bank of Columbia on April 1, 1975 and being recorded in the RMC Office for Greenville County on April 2, 1975 in Mortgage Book 1335 at page 987.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
06.00

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.

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