

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.

APR '79

WESLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Pauline M. Bostic

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gladys G. Underwood and P.B. Underwood, whose address is 8 Dogwood Lane - Farmington, Charlottesville, Virginia, 22901,

(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 Thirty-One Thousand Eight Hundred Thirty-Four and

78/100----- Dollars (\$ 31,834.78) due and payable

as per the terms of said note;

with interest thereon from _____ date _____ at the rate of eight per centum per annum, to be paid: as per the terms of said note.

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 Greenville Township, on the northern side of Buist Avenue, near the City of Greenville, being shown as the major portion of Lot No. 15, of Section B, on plat recorded in Plat Book "F", at Page 204, RMC Office for Greenville County, S.C., and being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Buist Avenue, which pin is 98.5 feet from the intersection of Buist Avenue and Robinson Street, and running thence along the northern side of Buist Avenue S. 80-15 E. 98.5 feet to an iron pin at the corner of Lot No. 16; thence with the line of Lot No. 16, N. 9-45 E. 170 feet 6 inches to an iron pin on an alley; thence with the southern side of said alley N. 80-15 W. 70 feet to an iron pin, which pin is 30 feet from the joint rear corner of Lots Nos. 14 and 15, and corner of lot conveyed by W.B. Coxe to Margaret Shives; thence with the line of said lot in a southwesterly direction 171 feet, more or less, to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagees, to be executed and recorded of even date herewith.

ALSO: ALL the right, title and interest, including all interest which may be acquired by future deeds and conveyances, vested in the Mortgagor in and to all that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northwest side of Pine Creek Court, being known and designated as Lot No. 405 on a plat made by Dalton and Neves, June 1959, entitled "Section No. 4, Belle Meade", which plat is recorded in the RMC Office for Greenville County in Plat Book "QQ", Page 103, and having such metes and bounds as shown thereon.

This being the same property conveyed to the Mortgagor and Curtis A. Bostic, Arnet O'Neal Bostic and Audrey S. Bostic, by deed of W.N. Cruikshank, dated January 8, 1962, and recorded on January 10, 1962, in Deeds Book 690, Page 138, RMC Office for Greenville County, S.C.

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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