

MORTGAGEE'S ADDRESS:
P.O. Box 5873
Greenville, S.C. 29606

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:
PURCHASE MONEY MORTGAGE

WHEREAS, Carolina Mortgage and Land Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bomar Enterprises, Inc.

(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 TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100

Dollars (\$ 23,500.00) due and payable

at the rate of \$211.45 per month beginning December 1, 1979 and a like amount on the 1st of each month thereafter until paid in full (20 years).

with interest thereon from date at the rate of Nine (9%) per centum per annum, to be paid: monthly

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 the Southeastern side of Dunrovin Street (formerly James Street), being shown and designated as Lots Nos. 15 and 16 on a Plat of Property of Emma Poag near Laurens Road, made by Dalton and Neves Engineers dated June 1939, and recorded in the RMC Office for Greenville County in Plat Book K, Page 68, and, according to said Plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Dunrovin Street at the joint corners of Lots Nos. 13 and 15 and running thence S. 55-45 E., 165 feet to an iron pin; thence N. 38-25 E., 140.4 feet to an iron pin at the joint corner of Lots Nos. 16 and 17; thence along the common line of said lots, N. 55-45 W., 174.9 feet to an iron pin on Dunrovin Street; thence along the Southeastern side of Dunrovin Street, S. 34-15 W., 140 feet to an iron pin, the point and place of BEGINNING.

This is the same property conveyed to the mortgagor by deed of the mortgagee recorded herein and is given to secure a portion of the purchase price.

9. That at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever.

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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