

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
S. C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUL 27 10 55 AM '80

WHEREAS, I, Elsie G. Bobst, WIFE OF WALTER W. BOBST, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joseph H. Earle, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in incorporated herein by reference, in the sum of

--Six Thousand Four Hundred and No/100-----Dollars (\$ 6,400.00) due and payable in monthly installments of One Hundred Two and 98/100 (102.98) Dollars each beginning on the first day of August 1980 and continuing on the first day of each succeeding month thereafter until paid in full, said payments to be applied first to interest and then to the principal balances remaining due from month to month, said payments including ~~with~~ interest thereon from date at the rate of 9 1/2 per centum per annum, to be paid: monthly until paid in full; all interest not paid when due to bear interest at same rate as principal. The last payment, if not sooner paid, will be due and payable on July 1, 1987.

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, the Mortgagee's heirs, 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, Paris Mountain Township, near the Duncan Chapel Road, being a portion of the J. E. Thackston Home Place, being known and designated as Lots Nos. 10 and 11 on a plat designated as "Map No. 1, Montague Circle", property of D. B. Tripp, as per plat and survey by C. C. Riddle, L.S., August 24, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book EE at page 33 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Montague Circle (at edge of an 8-foot strip reserved for sidewalk) at corner of Lot No. 9 on said plat, and running thence with Lot No. 9 N. 70-40 W. 200' to an iron pin; thence S. 19-20 W. 200' to an iron pin at corner of Lot No. 12; thence with the line of Lot No. 12 S. 70-40 E. 200' to an iron pin on the edge of Montague Circle; thence with Montague Circle N. 19-20 W. 200' to the beginning corner, being the same conveyed to me by Joseph H. Earle, Jr., by deed of even date, to be recorded herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
ISSUED
\$ 202.50

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 is 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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