

MORTGAGE OF REAL ESTATE

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S.C.

BOOK 1544 PAGE 220

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hill's Enterprises, a General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles D. Boiter and Dorothy M. Boiter

(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-Five Thousand One Hundred Fifty and 00/100-----

----- Dollars (\$35,150.00 ) due and payable

according to the terms of said Note, the same being incorporated herein by reference

with interest thereon from date at the rate of 12 % per centum per annum, to be paid:

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:

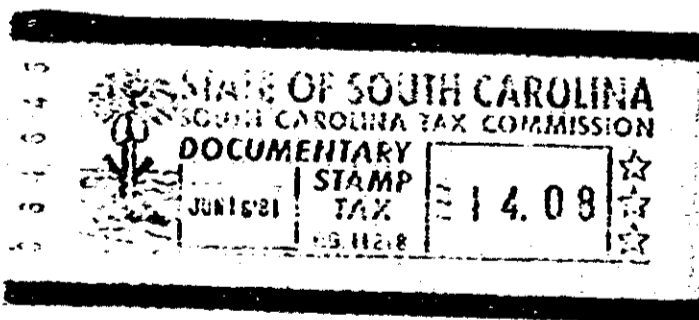
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 being shown as Lot # 5 on Plat # 1 of Homestead Acres prepared by J. Mac Richardson, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 35, and having such metes and bounds as appear by reference to such plat. Said lot fronts on the northwesterly side of Ike's Road, a distance of 100 feet.

THIS being the same property as conveyed to the Mortgagor herein by Charles D. Boiter and Dorothy M. Boiter and being recorded in the R.M.C. Office for Greenville County in Deed Book 1150 at Page 10 and recorded on June 16, 1981.

THE address of the Mortgagee herein is: 121 Workman Street, Joanna, S.C. 29351

THIS is a second mortgage being junior in lien to that certain mortgage given to Greer Federal Savings and Loan Association in the original amount of \$ 30,000.00 and being recorded in the R.M.C. Office for Greenville County in Mortgage Book 1379 at Page 222 on October 1, 1976.



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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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