

MORTGAGE OF REAL ESTATE -

1588 927

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED  
MAR 16 4 40 PM '82  
DONNIE S. TAYLOR  
REC. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES L. BOGGS and MARGARET T. BOGGS-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILSON FARMS COMPANY, a General Partnership, P. O. Box 848, Greenville, SC 29602-----

(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 Eight Thousand Five Hundred and No/100-----

Dollars (\$ 8,500.00----) due and payable

as provided in said note,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 10% per centum per annum, to be paid: as provided in 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 \_\_\_\_\_

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, near Marietta, being known and designated as Tract No. 4, containing 3.09 acres, more or less, as shown on plat entitled "Survey for Walker Properties", dated March 31, 1978, prepared by W. R. Williams, Jr., recorded in the Greenville County RMC Office in Plat Book 6V at Pages 25 and 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the right-of-way of Flatwoods Road, at the joint front corner of Tracts 4 and 3 and running thence along the joint line of said tracts N. 58-45 E., 420.5 feet to an iron pin; thence running S. 37-45 E., 348.6 feet to an iron pin at the joint rear corner of Tracts 4 and 5; thence running along the joint line of said tracts S. 63-00 W., 390.3 feet to a point in the center of the right-of-way of Flatwoods Road at the joint front corner of Tracts 4 and 5; thence running along the centerline of said right-of-way N. 45-54 W., 171.4 feet to an iron pin; thence running N. 40-50 W., 155.4 feet to a point in the center of the right-of-way of Flatwoods Road, at the joint front corner of Tracts 3 and 4, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Wilson Farms Company, a General Partnership, recorded in the Greenville County RMC Office on March 6 1982, in Deed Book 1163 at Page 956.

SCTO -----3 MR1682 015

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
MARCH 22 1982  
\$ 03.40

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.

4. 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.

10927

4328 RV-21