

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLARENCE EARLEY and DOLORIS H. EARLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

JULIAN C. BOLT and JOUNAUD J. BOLT

(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 Seventy-five Thousand and no/100ths

Dollars (\$ 75,000.00) due and payable

as set forth in said note,

with interest thereon from date at the rate of 16 per centum per annum, to be paid: monthly. (After October 31, 1982 at 1% below the Bank of Greer "Prime Rate" as provided in said note.)

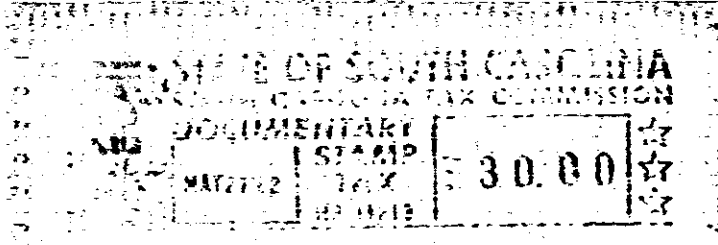
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 piece, parcel or lot of land, situate, lying and being on the northern side of Wade Hampton Boulevard (U. S. Highway No. 29), in or near the City of Greer, in Greenville County, South Carolina, being shown as 0.404 acres on a plat of the PROPERTY OF BEN P. LUCAS, recorded in the RMC Office for Greenville County, S. C., in Plat Book 6-S, page 40, and a tract adjoining the same to the rear south of Conway Drive, and having, according to a more recent plat of the PROPERTY OF CLARENCE AND DOLORIS H. EARLEY, made by Tri-State Surveyors, dated March 23, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Wade Hampton Boulevard (U. S. Highway No. 29), at the corner of property now or formerly owned by Carabo Capital, said iron pin being located 277 feet west of the northwestern corner of the intersection of Wade Hampton Boulevard with State Highway No. 101, and running thence along the northern side of Wade Hampton Boulevard, S. 67-45 W., 90.72 feet to an iron pin; thence along the eastern side of a 20 foot ingress and egress easement shown on Plat Book 6-S, page 49, N. 27-07 W. 197.17 feet to an iron pin; thence continuing along the northern side of said 20 foot ingress and egress easement, S. 67-30 W., 10 feet to an iron pin; thence along the line of property now or formerly owned by Mack D. and Ruby L. Jenkins, N. 32-58 W., 171.61 feet to an iron pin on the southern side of Conway Drive; thence along the southern side of Conway Drive, N. 59-42 E., 96 feet to an iron pin; thence along the line of other property owned by Julian C. and Jounaud J. Bolt, S. 36-10 E., 121.55 feet to an iron pin; thence S. 27-51 W., 63.96 feet to an iron pin; thence along the line of property now or formerly owned by Carabo Capital, S. 27-43 E., 197.76 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors by deeds of the Mortgagees to be recorded simultaneously herewith.



MORTGAGEES' ADDRESS: 1308 S. Main Street, Greer, S. C. 29651

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all 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.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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