

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, THOMAS W. BOYKIN & ELIZABETH H. BOYKIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JUANITA A. HOLLINGSWORTH  
PO Box 5982 Station B, GREENVILLE SC 29607

(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 THOUSAND ----- Dollars (\$ 20,000.00 ) due and payable  
\$175.52 on the 1st day of August, 1982 and a like amount on the first day of each and  
every month thereafter up to and including June 1, 1987, (said installments to be applied  
first in payment of interest and balance to principal) with the entire principal sum and  
accrued interest due and payable on July 1, 1987

with interest thereon from date at the rate of ten(10%) per centum per annum, to be paid: monthly

The Mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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, on the northern side of Ivanhoe Circle, shown as Lot 56 on plat of ROSEDALE, recorded in the RMC Office for Greenville County in plat book YY page 35.

This is the same property conveyed to mortgagors by mortgagee by deed of even date herewith to be recorded.

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If the property covered by this mortgage is sold, then this mortgage becomes immediately due and payable, and may not be assumed by a third party.

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It is understood and agreed that any default under the terms and conditions of any other mortgage encumbering the subject premises shall constitute an act of default under the within mortgage, entitling the mortgagee herein to accelerate maturity of the indebtedness and institute foreclosure proceedings.

GCTO --- 1 JUL 182 588

RECORDED  
JUL 18 1982  
\$ 02.00  
S.S. 1574

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.

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.

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