

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

NO. 342773  
JUN 14 1983  
R.M.C.

MORTGAGE OF REAL ESTATE

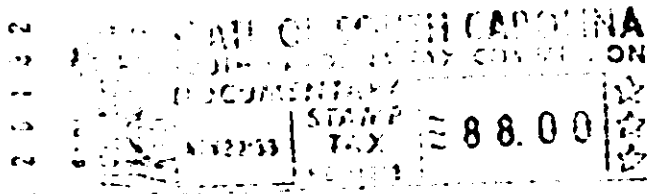
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EUGENE CROOK

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Milton Boling and Ruth B. Hudson

(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 Two Hundred Twenty Thousand and No/100

according to the terms of the Note of even date to be executed simultaneously herewith Dollars (\$220,000.00) due and payable



with interest thereon from this date at the rate of ten (10) 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, 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 and tract of land situate, lying and being in the State of South Carolina, County of Greenville as is more fully shown on a survey for W. Milton Boling and Ruth B. Hudson dated May 24, 1983 and prepared by C. L. Riddle, surveyor containing 18.54 acres and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Smith Hines Road at the corner of the property of Ralph Ellenburg and running thence with a line of said property N. 78-51 E. 408.1 feet to an iron pin; running thence S. 5-45 W. 206.41 feet to an iron pin; running thence N. 85-20 E. 329.88 feet to a concrete monument at the corner of property of James C. White; running thence with a line of said property S. 7-00 W. 448.19 feet to a concrete monument at the corner of the property of Joe K. Verdin; running thence with a line of said property S. 1-42 W. 86.45 feet to an iron pin and stone at the corner of the property of Lewis M. Verdin; running thence with a line of said property S. 5-19 W. 348.0 feet to an iron pin and maple at the corner of the property of Lewis M. Verdin; thence continuing with the line of property of Lewis M. Verdin S. 19-25 W. 521.63 feet to an iron pin and stone at the corner of property of Patricia P. Byars; running thence with a line of said property N. 50-29 W. 389.98 feet to an iron pin; running thence N. 1-28 E. 325.42 feet to an iron pin and stone; running thence N. 35-41 W. 487.55 feet to an iron pin; running thence N. 5-29 E. 100.84 feet to an iron pin and stone; running thence S. 84-33 W. 68.75 feet to a concrete monument on the eastern side of Smith Hines Road; running thence with the eastern side of Smith Hines Road the following metes and bounds, to-wit: N. 36-43 E. 58.58 feet to an iron pin; N. 31-48 E. 103.12 feet to an iron pin; N. 25-50 E. 103.40 feet to a concrete monument; N. 19-37 E. 103.26 feet to an iron pin; and N. 14-19 E. 83.51 feet to the point of beginning.

This is a portion of the identical property conveyed to the Mortgagor herein by W. Milton Boling and Ruth B. Hudson by deed of even date to be recorded simultaneously herewith.

Mortgagor shall be entitled to the release of land from the Mortgage at the rate of Fifteen Thousand and No/100 (\$15,000.00) Dollars per acre to be applied toward the principal balance and not toward interest. Mortgagee shall not be required to release land within three hundred fifty (350') feet of Smith Hines Road. Any road constructed by Mortgagor on the 18.54 Acre Parcel may be released without consideration.

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 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 Mortgagee 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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