

MORTGAGEE ADDRESS: 18 E. Butler Ave.  
Greenville, SC 29662

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FEB 1 1984  
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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

1048 655

WHEREAS, BETTY SUE BOSTON and SANDRA ANN BOSTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARTIN L. HOLDER d/b/a HOLDER REAL ESTATE

(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 FOUR THOUSAND AND NO/100-----

-----Dollars (\$4,000.00) due and payable  
In 60 consecutive equal monthly installments in the amount of \$101.57 inclusive of principal and the accrued interest thereon. Such payments to commence on the 15th day of March 1984, and continue on like day and in like amount until the indebtedness and all accrued interest be paid in full. A 10% penalty will be charged for each payment received after the 25th day of any month. Payment in full shall be on or before February 15, 1989.  
with interest thereon from DATE at the rate of 18 per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot #113 on plat of SOUTH FOREST ESTATES, as recorded in the RMC Office for Greenville County, SC, in Plat Book GG at Page 181; said plat being craved for the specific metes and bounds as appear thereon for the property herein conveyed.

This being the same property conveyed to mortgagors herein by deed of Scott Franklin Rhoney, Jr., and Sara L. Rhoney, dated February 2, 1984, and recorded in the RMC Office for Greenville County, SC, of even date herewith.

This being a second mortgage and junior in lien to that mortgage given by Scott Franklin Rhoney, Jr., and Sara L. Rhoney to Aiken-Speir, Inc. (Now Bankers Mortgage Corporation) as recorded in the RMC Office for Greenville County, SC, in Mortgage Book 1506 at Page 852 on July 3, 1980, and having a present balance of \$29,018.56.

SC70 --- 1 FEB 03 84 737

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP TAX \$ 01.60

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.