

Nov 17 11 00 AM '72

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James E. Raines, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Julian Carol Bolt, his heirs and assigns forever,

(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 Ten-Thousand and no/00

Dollars (\$10,000.00) due and payable

in monthly installments of \$100.00 each. Said payments beginning one month from date hereof and continuing until the full purchase price and interest

are paid in full. With interest thereon from date at the rate of 6 1/2% per centum per annum, to be paid: annually

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

Greenville, with all improvements thereon on

the West side of Forest Street, in the City of Greer, Chick Springs Township of Greenville County, South Carolina, known and designated as Lot No. 14 on a plat of property made for W. Dennis Smith and H. J. Waters by H. S. Brockman, Surveyor, dated June 8, 1950, recorded in the R.M.C. Office for Greenville County in Plat Book Y, at page 69, and having the following courses and distances:

BEGINNING on a stake on the west side of Forest Street, joint corner with Lot No. 13, and runs thence N. 87.40 W. 158 feet to a stake; thence S. 5.27 W. 60 feet to a stake; thence S. 84.31 E. 158.5 feet to a stake on the west side of Forest Street; thence with the margin of Forest Street N. 4.41 E. 70 feet to the beginning corner, and being all of that lot of land conveyed to the Mortgagor herein by deed of the Mortgagee this date, to be recorded herewith.

IT IS AGREED That in the event that the mortgagor becomes three (3) months in arrears with his payments that this mortgage shall be subject to foreclosure.

IT IS AGREED that the Mortgagor will insure the above premises for the sum of at least \$10,000.00 and will name the mortgagee on his policy.

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