

## MORTGAGE

THIS MORTGAGE is made this 3rd day of December, 1975, between the Mortgagor, Michael W. Boiter and Donna L. Boiter (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 3, 1975 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2000

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or tract of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina at the intersection of Tanyard Road and State Park Road ( S. C. Highway 22), containing 1.32 acres according to a plat of the property of Haygood Estate made by Clifford C. Jones, Engineer, May 7, 1970, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway 22 and running thence along center of said Highway S. 58-29 E. 73.7 feet to a county road (Tanyard Road); running thence along the center of said road S. 23-44 W. 150.8 feet to an iron pin; thence continuing with said road S. 32-29 W. 150 feet to a point; running thence N. 55-53 W. 303.4 feet to an iron pin, the access road or drive; running thence N. 68-00 E. 355.8 feet to an iron pin at S. C. Highway 22, the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed from Clalice Collier, Helen Isaac and William Hagood, recorded in the R.M.C. Office for Greenville County in Deed Book 1017, Page 353.



which has the address of Route 5, Buckhorn Road  
(Street)  
South Carolina, 29609 (herein "Property Address");  
(State and Zip Code)

Greenville  
(City)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.