

7 4 25 PM '76  
 DEAN W. ...  
 4.0

THIS MORTGAGE is made this 7TH day of JUNE 1976, between the Mortgagor, RALPH R. BOUTON AND REBECCA C. BOUTON (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

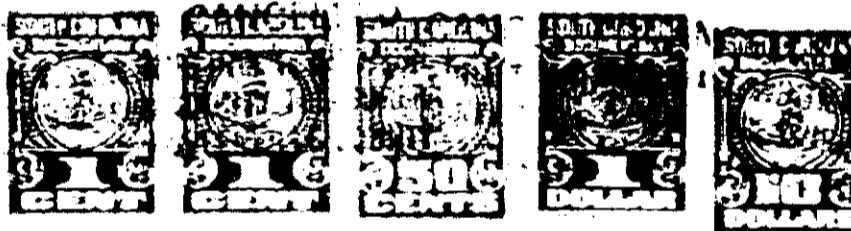
WHEREAS, Borrower is indebted to Lender in the principal sum of **TWENTY-EIGHT THOUSAND EIGHT HUNDRED (\$28,800.00)** Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 7, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MAY 1, 2006.

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 lot of land in Greenville County, South Carolina, on the Northeastern side of Rock Creek Drive intersection with Mount Vista Avenue in the City of Greenville, being shown as Lot No. 11 on plat of property of Elizabeth C. McCall prepared by Dalton & Neves, Engineers, dated April 1940, and having according to a more recent plat entitled "property of James B. Adams and Deborah McC. Adams" prepared by Carolina Engineering & Surveying Co. dated May 24, 1966, the following metes and bounds:

**BEGINNING** at an iron pin on the Northern side of Rock Creek Drive at the joint front corner of Lots 10 and 11, and running thence with line of Lot 10 N. 35-03 E. 310 feet to an iron pin on the Easterly side of Mount Vista Avenue; thence with the Eastern side of Mount Vista Avenue S. 63-04 W. 365 feet to an iron pin on the Northern side of Rock Creek Drive; thence with said Drive S. 59-04 E. 172 feet to point of beginning.

5 11.52



which has the address of 214 ROCK CREEK DRIVE GREENVILLE  
(Street) (City)  
S. C. 29605 (herein "Property Address");  
(State and Zip Code)

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 seized 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.

0549

4328 RV-2