

FILED
GREENVILLE CO. S. C.

JUN 30 1 43 PM '76
MORTGAGE
GONNIE S. TANKERSLEY
R.M.C.

BOOK 1371 PAGE 580

THIS MORTGAGE is made this 30TH day of JUNE 1976, between the Mortgagor, CAPERS BOUTON AND JEANNE B. 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 THOUSAND AND NO/100THS (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 30, 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 piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southwestern side of Sunset Drive, and being known and designated as Lot No. 81 on Plat No. 2 of Sunset Hills, recorded in the RMC Office for Greenville County in Plat Book P, at Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Sunset Drive, at the joint front corner of Lots 80 and 81 and running thence along the joint line of said lots S. 48-50 W. 175 feet to an iron pin; thence N. 41-10 W. 75 feet to an iron pin; thence along the joint line of Lots 81 and 82, N. 48-50 E. 175 feet to an iron pin on the Southwest side of Sunset Drive; thence along said Drive S. 41-10 E. 75 feet to the point of beginning.



which has the address of 28 SUNSET DRIVE, GREENVILLE, SOUTH CAROLINA 29605,
[Street] [City]

..... (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 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.

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