

JUL 27 11 18 AM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 26 day of July, 19 76,
between the Mortgagor, Carolyn R. Boyce

(herein "Borrower"),
and the Mortgagee, BELL FEDERAL SAVINGS AND LOAN ASSOCIATION OF INMAN, a corporation
organized and existing under the laws of THE UNITED STATES, whose address
is P. O. Box 97, Inman, South Carolina 29349 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand
Eight Hundred no/100--- Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on July 1,
2001;

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 SPARTANBURG, State of
South Carolina:

ALL that piece, parcel or lot of land lying, being and situate on the
eastern side of North Main Street in the City of Greer, county and state
aforesaid being shown and designated on plat entitled "Property of W.
P. Gibson, Estate", prepared by H. S. Brockman, Surveyor, dated
September 9, 1937 and having according to said plat, the following metes
and bounds-to-wit:

BEGINNING at an iron pin on the eastern side of North Main Street at
the corner of the property now or formerly of Cora Bearden and running
thence S. 84-13 E. 215.9 feet to an iron pin; thence S. 4-46 W. 16.3
feet to an iron pin; thence S. 83-18 E. 30.4 feet to an iron pin; thence
S. 7-43 W. 58.8 feet to an iron pin; thence N. 83-18 W. 30.4 feet to an
iron pin; thence S. 7-43 W. 22.9 feet to an iron pin at the rear corner
of property now or formerly of P. L. DeYoung; thence N. 82-37 W. 205.5
feet to an iron pin on the eastern side of North Main Street; thence
running along and with the eastern side of North Main Street, N. 1-49
E. 92.6 feet to the beginning.

This being the identical property conveyed to S. J. Morgan by deed
recorded in the RMC Office for Greenville County in Deed Book 278 at
Page 109 and devised to the Grantor herein by the Will of S. J. Morgan
filed in the Probate Court for Greenville County in Apartment 1136-File
4. For a more particular description, see the aforesaid plat.

5.8.32



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, appur-
tenances, 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 Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.

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