

Box 10148, Greenville, S. C. 29603

FILED
GREENVILLE, CO. S. C.
AUG 31 4 13 PM '77
DONNIE S. TANKERSLEY
R.M.C.

1408 20834

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Loyd G. Boyer

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Sixty-four Thousand and no/100-----

DOLLARS (\$ 64,000.00-----), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, December 1, 2007

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

All that piece, parcel or tract of land lying in the state of South Carolina, County of Greenville, shown as approximately 3.14 acres on plat of Property of Loyd G. Boyer, prepared by Dalton & Neves Co., dated May, 1977, recorded in Plat Book 6-C at page 58 and having according to said plat, the following courses and distances:

BEGINNING at an iron pin on Pelham Road, joint corner of the within property and Lot of, Blair Estates and running thence N. 9-20 W. 165.1 feet to an old iron pin; thence N. 20-53 E. 391.6 feet to an old iron pin; thence turning and running, N. 37-51 E. 75.5 feet to an iron pin; thence with the creek as the line, the following courses and distances, S. 32-12 E. 48.3 feet, S. 87-44 E. 104 feet, S. 52-09 E. 130 feet, S. 39-13 E. 183.5 feet, S. 33-21 E. 258 feet and S. 7-42 E. 54.9 feet to an iron pin on Pelham Road; thence along Pelham Road, S. 84-33 W. 141.8 feet to an old iron pin, thence S. 82-47 W. 132.5 feet and S. 78-38 W. 106.8 feet to an iron pin, the point of beginning.

Being the same property conveyed by Cothran and Darby Builders, Inc. and M. G. Proffitt, Inc. by deed recorded August 31, 1977.

RECEIVED
AUG 31 1977
RE 11218

2.500 2-73 KP

MORTGAGE

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