

GREENVILLE 29601
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MORTGAGE

THIS MORTGAGE is made this 4th day of August, 1978, between the Mortgagor, Jasper C. Boles, Jr. and Betty C. Boles, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Thirty-six Thousand (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 4, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2008

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 on the western side of McDaniel Avenue, City of Greenville, County of Greenville, State of South Carolina and being shown and designated as Lot 24 and the southern one-half of Lot 23 on a plat entitled "Property of W. C. Cleveland", prepared by Dalton & Neves Engineers dated May, 1931, as revised August 1941, and recorded in Plat Book K at page 98 and 99 in the RMC Office of the Greenville County Courthouse; and being described more particularly, according to a later plat of said property entitled "Property of Kathryn T. Simms" prepared by R. B. Bruce, RLS, dated September 24, 1964, by the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of McDaniel Avenue, said point being 115 feet south of the intersection of Knoxberry Terrace and McDaniel Avenue and running thence along McDaniel Avenue S. 11-28 W. 35 feet to the joint front corner of Lots 23 and 24; thence continuing along McDaniel Avenue S. 11-48 W. 70 feet to the joint front corner of lots 24 and 25; thence along the common line of said lots N. 75-55 W. 200 to the joint rear corner of said lots; thence N. 12-43 E. 24.8 feet to an iron pin; thence N. 37-23 E. 87.4 feet to an iron pin; thence S. 75-55 E. 161.2 feet to the point of beginning.

The above-described property is conveyed subject to all restrictions, easements and right of ways existing or of record which affect said property.

This being the same property conveyed to Mortgagor by deed of John H. Halyburton and Marie B. Halyburton dated August 4, 1978 to be recorded herewith.

which has the address of 212 McDaniel Avenue Greenville,
[Street] [City]
S. C. 29601 (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.

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