

1440 609

MORTGAGE

THIS MORTGAGE is made this 7 day of August, 1978, between the Mortgagor, Harold D. Bolt and Betty S. Bolt, (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-nine Thousand Five Hundred and no/100 (\$39,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 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 with buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 120, Section 1-C, of Westcliffe, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in plat book JJJ, pages 72-75 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeastern side of Elmhurst Road at the joint front corner of Lots Nos. 120 and 121, and running thence with the joint line of said lots, N. 59-34 E. 288 feet to an iron pin at the joint rear corner of said lots; thence S. 68-56 E. 134.2 feet to an iron pin at the joint rear corner of Lots Nos. 120 and 119; thence with the joint line of said lots, S. 55-09 W. 381.4 feet to an iron pin in the joint front corner of said lots on Elmhurst Road; thence with Elmhurst Road, N. 35-02 W. 23.4 feet to an iron pin; thence continuing with Elmhurst Road N. 24-55 W. 111.6 feet to the point of beginning. This is the same property conveyed to the mortgagors herein by deed of Howard F. Randolph and Anna M. Randolph dated August 7, 1978, and to be recorded herewith.

which has the address of 120 Elmhurst Road Greenville,
[Street] [City]
S.C. 29611 (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.