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GREENVILLE CO. S. C.

BOOK 1445 PAGE 26

SEP 22 10 07 AM '78

DEANIE S. TAYLOR  
REC'D

# MORTGAGE

THIS MORTGAGE is made this 18th day of September, 1978, between the Mortgagor, Ralph E. Boone, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

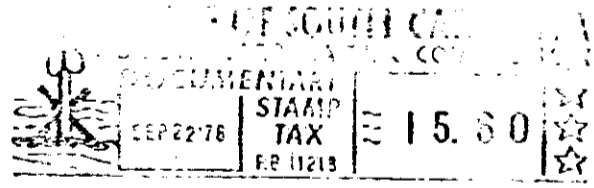
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand and No/100 (\$39,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 certain piece, parcel, or lot of land, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate on the southern side of Kingsridge Drive in Chick Springs Township, being shown and designated as Lot 11 on plat of Botany Woods, Inc. recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 173 and described as follows:

"BEGINNING at an iron pin on the southern side of Kingsridge Drive at the joint front corner of Lots 11 and 12 and running thence along the line of Lot 12, S. 20-41 E. 274.5 feet to pin; thence N. 72-39 E. 100 feet to pin, rear corner of Lot 10; thence with the line of Lot 10, N. 20-45 W. 270.6 feet to a pin on Kingsridge Drive; thence with the southern side of Kingsridge Drive, S. 74-45 W. 100 feet to pin, point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed of Botany Woods, Inc., recorded September 27, 1965 in Deed Volume 783, at Page 103, in the R.M.C. Office for Greenville County, South Carolina.



which has the address of 100 Kingsridge Drive, Greenville, South Carolina 29607 (herein "Property Address");

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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