

FILED
GREENVILLE CO. S. C.
JAN 8 4 31 PM '79
DONNIE S. TANKERSLEY
R.M.C.

1434-645

MORTGAGE

THIS MORTGAGE is made this 8th day of January 1979, between the Mortgagor, Thomas William Boyle and Sally Rogers Boyle (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is Hampton Street Columbia, South Carolina (herein "Lender").

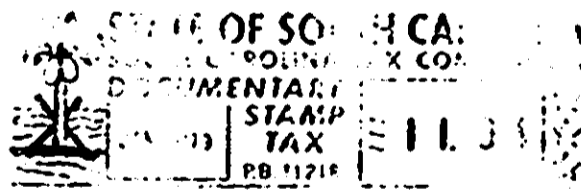
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand Five Hundred Fifty and No/100 (\$27,550.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 8, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009.

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 in Greenville County, State of South Carolina, on the Northern side of Kenwood Lane (formerly known as Heston Avenue), near the City of Greenville, being shown as Lot No. 82 on plat of North Park, made by Dalton and Neves, Engineers, May 1940, and recorded in the R.M.C. Office for Greenville County in Plat Book K at Pages 48 and 49 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Kenwood Lane, at corner of Lots Nos. 82 and 83, said pin also being 167 feet from the Northeastern corner of the intersection of Kenwood Lane and North Main Street, and running thence along the rear line of Lots Nos. 83, 84 and 85, N. 19-06 E. 168.7 feet to an iron pin; thence, with the line of Lot No. 88, S. 68-52 E. 58.5 feet to an iron pin, corner of Lot No. 81; thence, with the line of Lot No. 81, S. 20-20 W. 168.8 feet to an iron pin on the Northern side of Kenwood Lane; thence with the Northern side of Kenwood Lane, N. 68-34 W. 58.5 feet to the beginning point.

The within property is the identical property conveyed to the Mortgagors herein by deed of John N. Thompson dated January 8, 1979, and which is being recorded simultaneously with the recording of this instrument.



which has the address of 9 Kenwood Drive Greenville, S. C. 29609 (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 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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