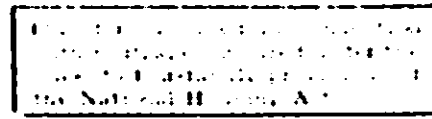


MORTGAGE

"WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALMENTS"



STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, JAMES P. BOYNTON, JR. & LILA G. BOYNTON
of
Greenville County, S. C. hereinafter called the Mortgagor, sendist greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **NCNB MORTGAGE SOUTH, INC.**

a corporation organized and existing under the laws of **South Carolina** hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **FORTY THOUSAND FIVE HUNDRED FIFTY** Dollars (\$ **40,550.00**) with interest from date at the rate of **nine & one-half** per centum (**9 1/2**) per annum until paid, said principal and interest being payable at the office of **NCNB MORTGAGE CORPORATION** in **Charlotte, N. C.**

or at such other place as the holder of the note may designate in writing, in monthly installments of **"ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE."** Dollars (\$) commencing on the first day of **February** 19 **79** and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **January 2004.** "DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$42,558.06."

NOT KNOWN ALL MEN That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagee, do hereby well and truly, and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, and released, and by these presents does grant, convey, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville,** State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as **LOT NO. 61** shown on a plat of the subdivision of **OAK FOREST, Section 1,** recorded in the PNC Office for Greenville County in plat book **6-H page 30.**

This is the same lot conveyed to mortgagors by Westminster Company, Inc. by deed of even date herewith, to be recorded.

MORTGAGEE'S address:
PO Box 34069
Charlotte, NC 28234

Together with all and singular the rights, members, conditions, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits, which may arise or be had therefrom, and the same to be enjoyed, possessed, and held by the Mortgagee, its successors and assigns, and to be used in connection with the real estate herein described.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagee covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or grant under the same, and that the premises are free and clear of all liens and encumbrances, whatsoever. The Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee covenants and agrees as follows:
1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to or more than monthly payments, on the principal that are next due on the note, on the first day of any month prior to maturity, or at such times as, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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