

FILED
GREENVILLE CO. S. C.

MORTGAGE

VOL 1467 PAGE 300

MAY 22 2 02 PM '79

DONNIE S. TANKE

THIS MORTGAGE is made this 16 day of May 1979 between the Mortgagor, Hertford Parks Boozer and Evelyn T. Boozer (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina whose address is P.O. Box 10148, 500 E. Washington St., Greenville, S.C. (herein "Lender").

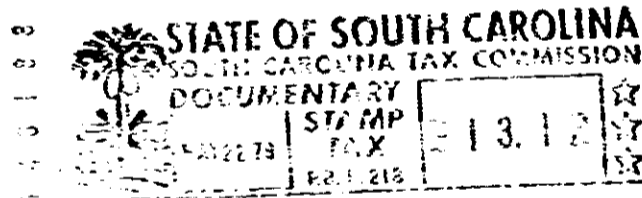
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Two Thousand Eight Hundred and no/100 \$32,800.00 Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2010

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 in Paris Mountain Township, Greenville County, State of South Carolina, on the northern side of Patricia Avenue, near the City of Greenville being shown as Lot No. 25, on a plat of White Horse Heights, recorded in Plat Book BB, at Page 135, and described as follows:

Beginning at an iron pin on the northern side Patricia Avenue, 130 East from Vale Street, at the corner of Lot 24; and running thence with the northern side of said avenue, North 70-42 East, 100 feet to an iron pin at the corner of Lot No. 26; thence with the line of said lot North 19-18 West 182.2 feet to an iron pin; thence No. 24 thence with the line of said lot South 19-18 East to the Beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Thomas K. Norris and Geneva H. Norris, by deed dated January 26, 1960, and recorded in the office of the Register of Mesne Conveyance in Deed Book 643, at Page 376.



which has the address of 3 Patricia Avenue, Greenville, S.C. (Street) (City) (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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