

FILED
GREENVILLE CO. S. C.
JUN 4 3 55 PM '79
DONNIE S. TANKERSLEY
R.M.C.

Vol 1408 pg 970

MORTGAGE

THIS MORTGAGE is made this 1st day of June, 1979, between the Mortgagor, Victor H. Boston and Uta K. Boston, (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").

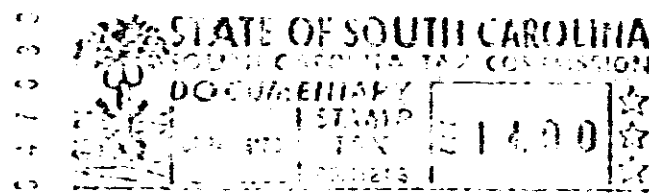
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand and no/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 in the County of Greenville, State of South Carolina, being known and designated as Lot No. 140 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X at Pages 48 and 49, and having such metes and bounds as are more fully shown thereon, to-wit:

BEGINNING at an iron pin on the northeastern side of Cannon Circle at the joint front corner of Lots 140 and 139, and running thence with the line of Lot 139, N. 54-40 E. 220 feet to an iron pin at the joint rear corner of Lots 140 and 139; thence S. 35-20 E. 115 feet to an iron pin; thence S. 54-40 W. 200 feet to an iron pin; thence N. 35-20 W. 115 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors herein by deed of M. L. Lanford, Jr., dated June 1, 1979, recorded in Book 1408 at Page 970 on June 4, 1979.



which has the address of Lot 140, Cannon Circle Mauldin
(Street) (City)
S.C. 29662
(State and Zip Code) (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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