

RECORDED  
S.C.  
AUG 20 1979  
GREENVILLE  
DEVENGER ROAD LAND COMPANY

1477

# MORTGAGE

THIS MORTGAGE is made this 20th day of August, 1979, between the Mortgagor, John A. Bolen, Inc., (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").

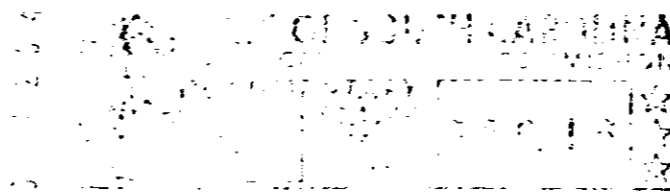
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand Three Hundred Fifty and No/100 (\$50,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 153 on plat of Devenger Place, Section 10, recorded in Plat Book 7C at Page 6 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bloomfield Lane at the joint front corner of Lot Nos. 152 and 153, running thence along the common line of said Lots, S. 88-49 E. 160 feet to an iron pin at the joint rear corner of said Lots; thence turning and running along Devenger Place, Section I, S. 01-71 W. 85 feet to an iron pin at the joint rear corner of Lot Nos. 153 and 154; thence turning and running along the common line of said Lots, N. 88-49 W. 160 feet to an iron pin at the joint front corner of said Lots; thence turning and running along the eastern side of Bloomfield Lane, N. 01-11 E. 85 feet to the point of BEGINNING.

This being the same property conveyed unto the Mortgagor herein by deed from Devenger Road Land Company, a Partnership, of even date to be recorded herewith.



GCTO  
---  
1 A12079  
677

which has the address of Lot No. 153, Devenger Place, Greer, Greenville County,  
(Street) (City)  
South Carolina (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.

0591

4328 RV-2