

MORTGAGE

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THIS MORTGAGE is made this 19th day of October, 1979, between the Mortgagor, **Pauline M. Bostic** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of **SOUTH CAROLINA**, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **FIFTEEN THOUSAND AND NO/100 (\$15,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **October 19, 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 **October 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 Township, Greenville County, State of South Carolina**, on the northern side of **Buist Avenue**, near the City of **Greenville**, being shown as the major portion of **Lot No. 15 of Section B on plat recorded in Plat Book "F", Page 204, RMC Office for Greenville County, S.C.**, and being more particularly described as follows:

BEGINNING at an iron pin on the northern side of **Buist Avenue**, which pin is **98.5 feet** from the intersection of **Buist Avenue** and **Robinson Street**, and running thence along the northern side of **Buist Avenue S. 80-15 E. 98.5 feet** to an iron pin at the corner of **Lot No. 16**; thence with the line of **Lot No. 16, N. 9-45 E. 170 feet 6 inches** to an iron pin on an alley; thence with the southern side of said alley **N. 80-15 W. 70 feet** to an iron pin, which pin is **30 feet** from the joint rear corner of **Lots Nos. 14 and 15**, and corner of lot conveyed by **W. B. Coxe to Margaret Shives**; thence with the line of said lot in a southwesterly direction **171 feet, more or less**, to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of **Gladys G. Underwood and P.B. Underwood**, executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 I, _____, Clerk of Court, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on this _____ day of _____, 1979.

which has the address of

146 Buist Avenue,

Greenville

(Street)

(City)

S. C. 29609

(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.