

FILED
G.P. 100 S.C.
MARCH 10 10 30 AM '80
BOONE
GREENVILLE
R.M.C.

MORTGAGE

BOOK 1497 PAGE 653

THIS MORTGAGE is made this 10th day of March, 19 80,
between the Mortgagor, Samuel R. Boone and Barbara B. Boone
(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 Thirty-two Thousand
Three Hundred and no/100 (\$32,300.00) Dollars, which indebtedness is
evidenced by Borrower's note dated March 10, 1980 (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
March 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 in Chick Springs Township, County
of Greenville, State of South Carolina, located in the City of Greer on
the South side of Overbrook Drive and the Eastern side of Hunt Street and
being shown and designated as lot number ONE HUNDRED FIFTY SEVEN (157) on
plat made for H.P. McManus by H. S. Brockman, surveyor, dated Jan. 21,
1959 and recorded in plat book 00 page 264, Greenville County R. M. C.
Office and having the following courses and distances, to wit:

Beginning at the southeast intersection of Overbrook Drive and Hunt
Street and running thence along the southern side of Overbrook Drive, S.
81-04 E., 70.1 feet to iron pin, corner of lot No. 159; thence as the
common line of lots 157 and 159, S. 12-00 W., 168.7 feet to pin on line
of lot No. 158; thence with lot No. 158, N. 78-00 W., 70 feet to the
east side of Hunt Street; thence with the east side of Hunt Street, N. 12-
00 E., 165 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed from
Billy Herman White and Mary Laura K. White recorded herewith.

which has the address of 121 Overbrook Drive, Greer
(Street) (City)
South Carolina 29651 (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 improve-
ments 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 seised 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.