

First Federal Savings and Loan Association  
P. O. Box 408  
Greenville, S. C. 29602

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S. C.  
JUL 24 '80  
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**MORTGAGE**

THIS MORTGAGE is made this 23rd day of July,  
1980, between the Mortgagor, James C. Boling,  
(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 Eight Thousand and no/100  
Dollars, which indebtedness is evidenced by Borrower's  
note dated July 23, 1980, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1988  
.....;

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, with all improvements thereon, or  
to be constructed thereon situate, lying and being in the State of South Carolina,  
County of Greenville, near West Greenville, lying on Clemson Avenue and being  
known and designated as lot No. 17 of the property of Greenville Land Company,  
Inc. as shown on plat thereof being recorded in the R. M. C. Office for Green-  
ville County in Plat Book RR, at Page 89, and having, according to said plat,  
the following metes and bounds, to-wit:

"Beginning at an iron pin on the northwestern side of Clemson Avenue, joint  
corner of Lots Nos. 17 and 18; running thence with the joint line of said  
lots, N. 52-47 W. 161.5 feet to an iron pin on the southeastern side of Trotter  
Street; thence with said street, N. 33-20 E. 80 feet to an iron pin, joint rear  
corner of lots Nos. 16 and 17; thence with the joint line of said lots, S. 49-21  
E. 170.2 feet to an iron pin on the northwestern side of Clemson Avenue; thence  
with said Avenue, S. 40-00 W. 70 feet to the beginning corner; being the same  
property conveyed to me by Leslie & Shaw, Inc. by its deed dated May 1, 1962;  
recorded May 3, 1962, in Deed Book 697, Page 301.

which has the address of 115 Clemson Avenue, Greenville, S. C. 29611,  
(Street) (City)  
(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 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.

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