

P.O. Box 1005
Laurens, SC 29360

FILED
S.C.

MORTGAGE

BOOK 1510 PAGE 05

DECEMBER 1980
GREENVILLE S.C.

THIS MORTGAGE is made this 5th day of August,
19 80, between the Mortgagor, James R. Boyce
SAVINGS AND LOAN ASSOCIATION (herein "Borrower"), and the Mortgagee PALMETTO
under the laws of the United States of America, a corporation organized and existing
Laurens, S. C. 29360, whose address is 305 West Main Street,
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100
00/100 Dollars, which indebtedness is evidenced by Borrower's note
dated August 5, 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 October 1, 2000

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 tract of land in Greenville County,
State of South Carolina, located north of Harrison Bridge Road and
being shown as 2.75 acres on plat of survey for James R. Boyce prepared
by C. O. Riddle dated July 8, 1980 and recorded in the RMC Office for
Greenville County in Plat Book 8C at page 98. Reference to said plat
being hereby craved for a more complete description.

ALSO an easement for ingress and egress along, over and across that
certain twenty foot (20') road as shown on the above referenced Riddle
plat and having such metes and bounds as shown on said plat, reference
thereto being hereby craved for a more complete description.

This being the same property conveyed to the Mortgagor herein by deed
of James C. and Nancy H. Boyce August 4, 1980, recorded August 4, 1980
in Deed Volume 1130 at page 458

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AUG 11 1980
GREENVILLE S.C.

which has the address of Rt. 2, Simpsonville
[Street] [City]
S.C. 29681 (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.

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