

RECORDED  
S.C.  
NOV 30 PM '80  
H.M.C. WILKINSON

1525-808

# MORTGAGE

THIS MORTGAGE is made this Twenty-Fifth (25) day of November, 1980, between the Mortgagor, William P. Boney and Dana W. Boney (herein "Borrower"), and the Mortgagee, South Carolina National Bank a corporation organized and existing under the laws of the United States of America, whose address is 241 Main Street, Columbia, South Carolina 29220 (herein "Lender").

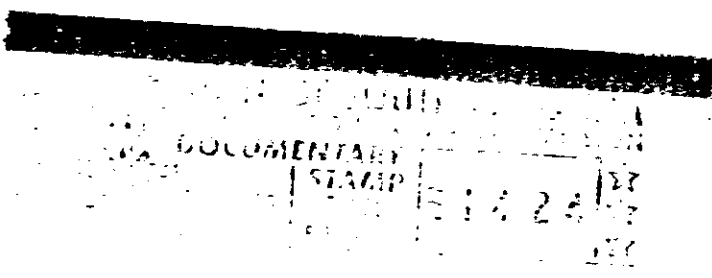
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand Five Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 25, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 the State of South Carolina, County of Greenville, in the Town of Simpsonville, being known and designated as Lot No. 13 on a plat of Eastview Heights, which plat is recorded in the R,M,C, Office for Greenville, County in Plat Book WW, at Pages 126 and 127, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Eastview Drive, joint front corner with Lot 14; running thence with the edge of Eastview Drive N. 26-18 W. 122 feet to an iron pin; thence with the line of Lot 12 N. 63-42 E. 150 feet to an iron pin; thence S. 26-18 E. 122 feet to an iron pin; thence S. 63-42 W. 150 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Danny M. Sloan and Danielle H. Sloan of even date to be recorded herewith.



which has the address of 121 Eastview Circle Simpsonville, S. C. 29681 (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.

0.80

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