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GREENVILLE CO. S. C.
FEB 3 2 21 PM '81
DONNE BANKERSLEY
R.M.C.

BOOK 1531 PAGE 797

First Federal Savings and Loan Association

P. O. Box 408
Greenville, S. C. 29602

MORTGAGE

THIS MORTGAGE is made this 3rd day of February, 1981, between the Mortgagor, Robert L. Boggs, (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 Fifteen thousand and No/100 dollars Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1996.....;

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 13 of a subdivision know as Pebble Creek, Phase IV Section II, as shown on plat thereof prepared by Loudon C. Hoffman Associates, and recorded in the RMC office for Greenville County, S.C. in Plat Book 7-C at page 47, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Pebble Creek Way, at the joint front corner of Lots Nos. 12 and 13, and running thence with the joint line of said Lots N. 83-58 E. 142.34 feet to an iron pin; running thence S. 00-00 W. 100.1 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14; running thence with the joint line of said lots N. 89-47 W. 134.2 feet to an iron pin on the Eastern side of Pebble Creek Way; running thence with the Eastern side of said Way N. 00-15 E. 10.22 feet to a point; thence continuing N. 5-40 W. 74.78 feet to an iron pin, point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Pebblepart, Ltd. a South Carolina Ltd. partnership and recorded in the RMC office for Greenville County on 8-28-80 in Deed Book 1132 and page 144.

This second mortgage and is junior in lien to that mortgage executed by Robert L. Boggs to First Federal Savings & Loan Association which mortgage is recorded in RMC office for Greenville County on 8-28-80 in Deed Book 1513 and page 68.

which has the address of 27 Pebble Creek Way Taylors, South Carolina
29687
(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.

SOUTH CAROLINA — ENMA/EHLMC UNIFORM INSTRUMENT ACT

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