

GREENVILLE, S.C.  
APR 30 2 50 PM '81  
DONNIE S. TANNERSLEY  
R.M.C.

# MORTGAGE

BOOK 1539 PAGE 712

THIS MORTGAGE is made this 30th day of April 1981, between the Mortgagor, Kenith H. Bostic and Peggy A. Bostic (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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 May 1, 2011;

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 in Austin Township, Greenville County, State of South Carolina, within the corporate limits of the City of Mauldin, and being known and designated as Lot Number 79 of a subdivision known as Glendale III, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book 4R, at Pages 83 and 84, and having the following metes and bounds, to wit:

BEGINNING at a point on the Southeastern side of Fargo Street at the joint front corner of Lots 78 and 79 and running thence with the Southeastern side of Fargo Street S. 49-50 W. 125 feet to a point at the joint front corner of Lots 79 and 80; thence S. 48-53 E. 180.95 feet to a point at the joint rear corner of Lots 79 and 80; thence N. 47-19 E. 97.65 feet to a point at the joint rear corner of Lots 78 and 79; thence N. 40-10 W. 174.6 feet to a point on the Southeastern side of Fargo Street at the point of beginning.

This being the same property conveyed unto the Mortgagors herein by deed of King Builders and Realty to be recorded of even date herewith.

"In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80 percent of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02 percent of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01 percent of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it."

which has the address of 914 Fargo Street Mauldin South Carolina 29662 (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.

SEPTO --- 1 AP30-81-1074  
GCTO --- 1 AP30 81 1077

4.00001

7120

4328 RV-2