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# MORTGAGE

THIS MORTGAGE is made this 26th day of June 1981, between the Mortgagor, Glenn C. Boswell, Jr. and Cathey W. Boswell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-eight thousand and no/100 (88,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 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 July 1, 2011;

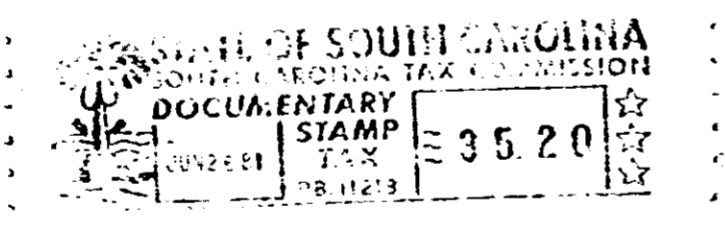
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate on the southern side of Briarwood Drive and on the western side of Chestnut Oaks Circle in the County of Greenville, State of South Carolina, being shown as Lot No. 120 on a plat of Holly Tree Plantation, Phase III, Section II dated April 3, 1979, prepared by Piedmont Engineers, Architects & Planners, recorded in Plat Book 7-C at Page 27 in the RMC Office for Greenville County and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Briarwood Drive at the joint front corner of Lots 119 and Lot 120 and running thence with Briarwood N. 85-52 E. 5 feet to an iron pin; thence still with said drive N. 79-11 E. 90 feet to an iron pin; thence still with said drive N. 74-04 E. 25.14 feet to an iron pin; thence S. 62-42 E. 36.43 feet to an iron pin on the western side of Chestnut Oaks Circle; thence with said circle S. 19-28 E. 100 feet to an iron pin at the joint front corner of Lot 120 and Lot 121; thence with Lot 121 S. 76-02 W. 175.02 feet to an iron pin at the joint rear corner of Lot 120 and Lot 121; thence with Lot 119, N. 5-55 W. 130 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of R. L. Rucker Builder, Inc. dated June 26, 1981, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 150 at Page 641.

This conveyance is made subject to all restrictions, covenants, easements and rights of way which are applicable to the property hereinabove described, to such further matters as might be revealed by a current survey of the property, and to applicable zoning laws and ordinances, if any.



which has the address of Lot 120 Briarwood, Holly Tree S/D, Simpsonville, South Carolina (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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