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**MORTGAGE**

BOOK 1550 PAGE 530

THIS MORTGAGE made this 14th day of August 1981 between the Mortgagor, Garvin L., Doris, Larry D. Boiter (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 11,000.00 which indebtedness is evidenced by Borrower's note dated and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 1, 1987;

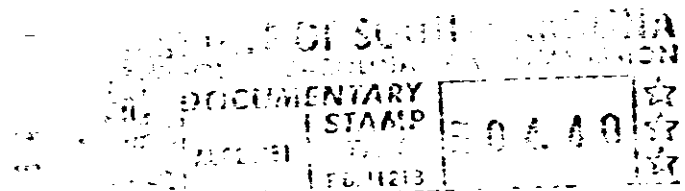
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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, Chick Springs Township, about one mile northwest from Reid's School and being in Reid's School District No. 9-E, lying on the northeast side of the Paris Mountain Road, and being a part of the same land that was conveyed to M. C. Loftis and Mae Loftis by deed of T. G. Jones, March 13, 1946, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 300 at page 290, and having the following courses and distances, to-wit:

BEGINNING at a point in the said road, joint corner of the Carles Childres land, and runs thence with the said road the Childres line N. 57-30 W. 374 feet to a point in the said road; thence a new line N. 46-30 E. 275 feet to an iron pin; thence S. 16-30 E. 407.5 feet to the beginning corner, containing one (1) acre, more or less.

This property is subject to all restrictions, zoning ordinances, set-back lines, roadways, easements and rights of way, of record, if any, affecting the above described property.

This being the same property conveyed to mortgagors by deed of James H. Seay and Kathleen R. Seay dated March 7, 1974, and recorded March 11, 1974, in Deed Book 995 at page 105, R.M.C. Office for Greenville County.



which has the address of Route 3, Mountaincreek Road, Greenville South Carolina 29609 (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 and rents, all of which 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 hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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