

OFFICE OF THE CLERK
SOUTH CAROLINA
JAN 25 PM '82
GREENVILLE

BOOK 1561 PAGE 702

MORTGAGE

THIS MORTGAGE is made this 19th day of January, 1982, between the Mortgagor, Charles P. Bykalo and Julia K. Bykalo, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Forty-Five Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 19, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2008;

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, on the northeastern side of Cannon Circle, and being known and designated as Lot 140 of Pine Brook Forest, Section #2 as shown on a plat thereof recorded in the RMC Office for Greenville County, S. C. in Plat Book 4X at Pages 48 and 49, and having, according to said plat, the following netes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Cannon Circle at the joint front corner of Lots 140 and 139, and running thence with the line of Lot 139, N. 54-40 E. 220 feet to an iron pin at the joint rear corner of Lots 140 and 139; thence S. 35-20 E. 115 feet to an iron pin at the joint rear corner of Lots 140 and 141; thence with the line of Lots 140 and 141, S. 54-40 W. 220 feet to an iron pin at the joint front corner of Lots 140 and 141 on the northeastern side of Cannon Circle; thence with the northeastern side of Cannon N. 35-20 W. 115 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Victor H. Boston and Uta K. Boston, of even date, to be recorded herewith in the RMC Office for Greenville County, S. C.

Mortgagee's address: 301 College Street, Greenville, S. C. 29601

RECORDED
DOCUMENTARY
STATE OF SOUTH CAROLINA
JAN 25 1982

which has the address of 9 Cannon Circle Greenville,
(Street) (City)
S. C. 29607
(State and Zip Code) (herein "Property Address");

500 6 17951801

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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