

MORTGAGE

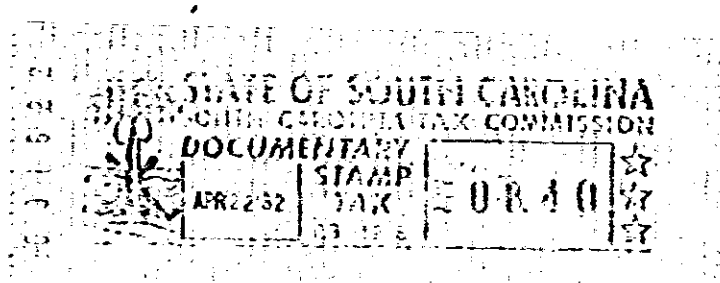
FILED
GREENVILLE CO. S.C.
THIS MORTGAGE is made this 22nd day of March, 1982, between the Mortgagor, Odie C. Boiter, (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand and 00/100 (\$21,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 22, 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 April 1, 1997.

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, including all improvements thereon, lying and being in the county and state aforesaid, adjoining property of Mauldin School, and known and designated as Lot No. 3 on a Plat of "Property of Jim Willis Whitt", which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book DD, at Page 5-A, said lot, according to said plat, having the following courses and distances, to-wit:

BEGINNING at an old iron pin on Sunrise Drive, joint front corner of Lot Numbers 2 and 3, and running thence S. 24-06 E. 281.1 feet to an old iron pin in line of Mauldin School property; thence with the Mauldin School property line S. 60-15 W. 90 feet to an old iron pin; thence with the property now or formerly owned by Richard Dunaway N. 24-06 W. 281.9 feet to an old iron pin on Sunrise Drive; thence with the Eastern side of said Sunrise Drive N. 60-44 E. 90 feet to the beginning corner, and being the same property conveyed to Mortgagor by deed of Jim Willis Whitt dated November 13, 1952 and recorded in the R.M.C. Office for Greenville County, South Carolina, on November 24, 1952, in Deed Book 467, at Page 249.



5CTD --- 1 MR22 82 235

which has the address of 108 Sunrise Drive, Mauldin, S.C. 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 seized 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.

S.C.CCI

Vertical stamp on the right margin, partially legible as '1020'.

Vertical stamp on the right margin, partially legible as '4328 RV-2'.