

APR 25 PM '82  
GOREN HENSLEY  
R.M.C.

BOOK 1567 PAGE 475

**MORTGAGE**

THIS MORTGAGE is made this 6th day of April, 1982, between the Mortgagor, Roy Boggs and Martha B. Boggs

\_\_\_\_\_, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

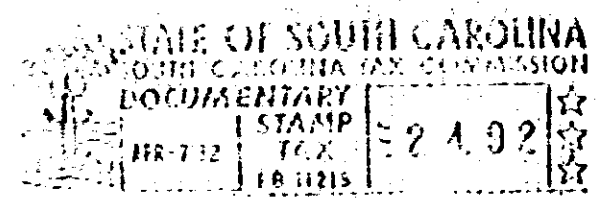
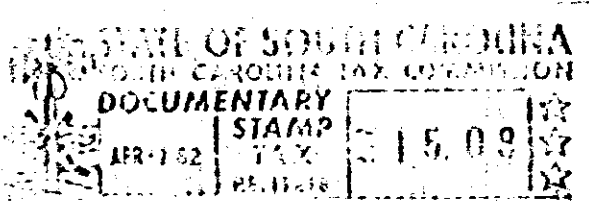
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) ----- dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on April 6, 1983

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, together with all improvements thereon, or hereafter to be constructed thereon, situate, lying, and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 31 on plat of Oakfern, Section Two, dated June 14, 1978, prepared by C. O. Riddle, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 6H, at Page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Mustang Circle at the joint corner of property now or formerly of Edward H. Hembree and Lot No. 31, and running thence with the Southwestern side of Mustang Circle, S. 50-51 E. 155.8 feet to an iron pin on the Northern side of Oakfern Drive; thence with the Northern side of Oakfern Drive, the following courses and distances: S. 8-16 W. 25.66 feet to an iron pin; thence S. 67-23-48 W. 163.1 feet to an iron pin at the joint corner of Lots Nos. 31 and 32; thence with the joint line of said lots, N. 22-36-12 W. 159.3 feet to an iron pin in the line of property now or formerly of Edward H. Hembree; thence with the line of property now or formerly of Edward H. Hembree, N. 67-23-48 E. 102.52 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Edward H. Hembree Builders, Inc., dated February 6, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1120, at Page 419, on February 12, 1980.



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which has the address of Lot 31, Oakfern Drive, Greenville County, S. C.  
(Street) (City)  
\_\_\_\_\_  
(State and Zip Code) (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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