

REC'D S.C.
JUN 10 PM '82
WASLEY

BOOK 1572 PAGE 557

MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1982, between the Mortgagor, Michael W. Boiter, (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 Thirteen Thousand Five Hundred and 00/100 (\$13,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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 July 1, 1990.....;

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 piece, parcel or tract of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina at the intersection of Tanyard Road and State Park Road (S.C. Highway 22), containing 1.32 acres according to a plat of property of Haygood Estate made by Clifford C. Jones, Engineer, May 7, 1970, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S.C. Highway 22 and running thence along center of said Highway S. 58-29 E. 73.7 feet to a county road (Tanyard Road); running thence along the center of said road S. 23-44 W. 150.8 feet to an iron pin; thence continuing with said road S. 32-29 W. 150 feet to a point; running thence N. 55-33 W. 303.4 feet to an iron pin, the access road or drive, running thence N. 68-00 E. 355.8 feet to an iron pin at S.C. Highway 22, the beginning corner.

Said property being the same conveyed to mortgagor herein by deed of Donna L. Boiter, recorded 1/28/76, in Vol. 1030 page 764.



which has the address of Route 5, Buckhorn 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, 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.

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