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CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

1580 455

MORTGAGE

THIS MORTGAGE is made this 10th day of September, 1982, between the Mortgagor, Charles H. and Judy C. Bolt, (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 7081.88 (Seven thousand eighty-one and 88/100) Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 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 October 1, 1987.....;

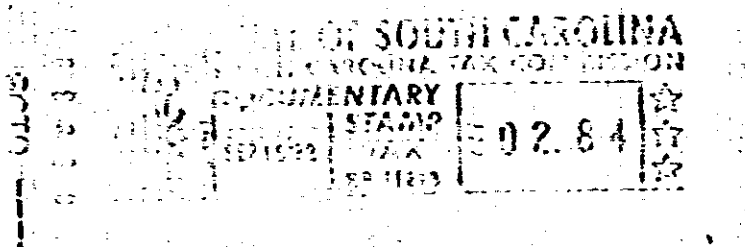
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Freeport Drive, near the City of Greenville, being shown as Lot 36 on plat of Pilgrims Point recorded in Plat Book WW at page 35 in the RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 37 and 36 on the southern side of Freeport Drive; thence along Freeport Drive S. 89-58 E. 145 Feet to joint front corner of lots 36 and 35; thence with the line of lot 35 S. 0-02 W. 155 feet to line of Lot 34 at the joint rear corner of Lots 36 and 35; thence with the line of Lots 34 and 32 N. 89-58 W. 145 feet to joint rear corner of Lots 37 and 36; thence with the line of Lot 37 N. 0-02 E. 155 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of I. M. L. Lanford, Jr. and recorded in the RMC Office for Greenville County on April 27, 1970 in Deed Book 888 at Page 512.

This is a second mortgage and is Junior in Lien to that mortgage assumed by Charles H. and Judy C. Bolt to First Federal which mortgage is recorded in the RMC Office for Greenville County on January 2, 1970 in Book 1145 at Page 322.



which has the address of 6 Freeport Drive Greenville, South Carolina 29615 (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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