

FILED
CO. S. C.

BOOK 1534 PAGE 527

SOUTH CAROLINA

VA Form 26-6338 (Home Loan)
Revised September 1975. Use Optional.
Section 1810, Title 38 U.S.C. (38 USC)
able to Federal National Mortgage
Association.

OCT 23 4 54 PM '82

TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS:

ROY BOGGS (Also known as LEROY R. BOGGS) and MARTHA B. BOGGS of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

PERPETUAL FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of One Hundred Twenty-Five Thousand and No/100-----Dollars (\$ 125,000.00), with interest from date at the rate of twelve & one-half per centum (12.5%) per annum until paid, said principal and interest being payable at the office of Perpetual Federal Savings and Loan Association in Anderson, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Thousand Three Hundred Thirty-Five & No/100---Dollars (\$ 1,335.00--), commencing on the first day of December, 19 82 and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 2012.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated 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.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 50.00

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