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# MORTGAGE

BOOK 1538 PAGE 282

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Odis C. Boiter of Greer, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association of South Carolina,

a corporation organized and existing under the laws of the State of South Carolina, hereinafter called the 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 Twenty-Two Thousand and 00/100 Dollars (\$22,000.00), with interest from date at the rate of twelve per centum (12.0%) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina, 301 College Street, P.O. Drawer 408, Greenville, S.C. 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Forty-Two and 24/100 Dollars (\$242.24), commencing on the first day of February, 19 83, and 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 January, 2003.

NOW, KNOW ALL MEN, That the 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, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, City of Mauldin, 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.

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STATE OF SOUTH CAROLINA  
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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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