

MORTGAGE

FILED
GREENVILLE S.C.

MAY 6 9 35 AM '83

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 JUN 23 12 08 PM '83
COUNTY OF GREENVILLE

DONALD S. BERSLEY
R.M.C.

BOOK 1612 PAGE 871

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bennie B. Boston and Brenda G. Boston

336 Crosby Circle, Greenville, S. C. , 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, 301 College Street; P.O. Drawer 408, Greenville, S.C. 29602

, a corporation organized and existing under the laws 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 Four Thousand Six Hundred Dollars (\$ 24,600.00),

with interest from date at the rate of Twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Assoc. Of SC 301 College St. in Greenville, SC 29602 P.O. Drawer 408 or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred and Fifty Three and 04/100 Dollars (\$ 253.04), commencing on the first day of June , 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 May, 2013: B.B.B. B.B.B.

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 State of South Carolina:

All that piece, parcel or lot of land, situate, lying and being in Gantt Township. Greenville County, South Carolina, being known and designated as Lot 136 on a plat of property of Paramount Park recorded in the RMC Office for Greenville County, South Carolina in Plat Book W, page 57 and having the following metes and bounds, according to a plat of property of O.M. & Stella Whitman, dated June 3, 1953, prepared by R.K. Campbell, RLS, and recorded in said RMC Office in Plat Book DD at page 153.

Beginning at an iron pin on the southeastern side of Crosby Circle at the joint front corner of Lots 135 and 136 and running thence along a line of Lots 136 S. 26-0 E. 510 feet to a point; thence S. 64-0 W. 70 to a point thence along a line of lot 137 N. 26-0 W. 150 feet to a point on the southeastern side of Crosby Circle; thence along the southeastern edge of said Circle N. 64-0 E. 70 feet to the beginning corner.

Being the same property conveyed to The Veterans Administration by Frank McGowan, Jr. as Master In Equity recorded in Deed Book 1026, page 284 deed dated October 27, 1982 and recorded in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
PROPERTY TAX
\$ 09.04

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 an interest on the indebtedness evidenced by the said note, at the times and in the manner herein 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 intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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