

MORTGAGE

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

GREENVILLE FILED

JUN 27 1983

TO ALL WHOM THESE PRESENTS MAY CONCERN: HAROLD L. BOMAN AND ROBERTA G. BOMAN

Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, 301 College St., Greenville, S.C. 29601

, a corporation organized and existing under the laws of THE UNITED STATES, 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 FIFTY FOUR THOUSAND AND NO/100 Dollars (\$ 54,000.00),

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 ASSOCIATION in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of FIVE HUNDRED FIFTY FIVE AND 45/100 Dollars (\$ 555.45), commencing on the first day of August, 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 July, 2013.

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 Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land in the State of South Carolina County of Greenville, City of Greenville, with all improvements thereon, or hereafter constructed thereon, situate, lying and being known and designated as Part Lot No. 33 on a plat of Stone Land Company, Section C, recorded in the RMC Office for Greenville County in Plat Book 399 at page 458, and also shown on a more recent survey entitled "Property of Harold L. Boman and Roberta G. Boman", prepared by Freeland and Associates, dated June 22, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-4 at page 69, and having, according to the more survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of West Croft Street, at the joint front corner of Lots No. 31 and Part Lot No. 33, and running thence along the southern side of said Street, S. 83-13 E., 54.37 feet to an iron pin (said iron pin is 272.02 feet, more or less, from the intersection of West Croft St. and Wilton Street) and running thence S. 1-41 W., 200.0 feet to an iron pin at the edge of a 16' alley; thence N. 83-13 W., 54.37 feet to an iron pin at the joint rear corner of Lots No. 31 and Part Lot No. 33; thence with the joint line of said lots, N. 1-41 E., 200.0 feet to an iron pin on the southern side of West Croft St., the point of beginning.

DERIVATION: Deed of Ralph L. Hughes and Juanita M. Hughes, dated June 24, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1191 at page 172.

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 an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.