

# Security Federal

FILED  
GREENVILLE S.C.

MORTGAGE Jul 29 11 43 AM '83

DONNIE S. LITTLE  
R.M.C.

THIS MORTGAGE is made this 28th day of July 1983 between the Mortgagor, EDWIN H. BOST AND ELLEN T. BOST

(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013

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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 41, Phase II, Section II, of HOLLY TREE PLANTATION, recorded in the RMC Office for Greenville County in Plat Book 5D at Pages 47 and 48, and having, according to a more recent survey prepared by Freeland and Associates, dated July 26, 1983, entitled "Property of Edwin H. Bost and Ellen T. Bost", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots 40 and 41 and running thence N. 23-01 W. 165.4 feet to an iron pin; thence with the rear line of Lot 41, N. 61-57 E. 63.0 feet to an iron pin; thence continuing wit said line N. 22-18 E. 31.5 feet to an iron pin; thence running with the line of Lot 41-A S. 48-59 E. 161.0 feet to an iron pin; thence turning and running with Holly Tree Lane S. 38-02 W. 10.0 feet to an iron pin; thence continuing S. 45-05 W. 72.88 feet to an iron pin; thence continuing S. 52-17 W. 40.2 feet to an iron pin; thence continuing S. 58-25 W. 40.8 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Richard J. Hammond and Gwendolyn F. Hammond, dated March 25, 1983 and recorded simultaneously herewith.

RECORDED IN THE OFFICE OF THE CLERK OF COURTS, GREENVILLE COUNTY, SOUTH CAROLINA, BOOK 1818, PAGE 274. STAMP \$32.00

which has the address of 207 Holly Tree Lane Simpsonville, S. C. 29681 (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 seised 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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