

FILED  
GREENVILLE S.C.  
AUG 23 8 49 AM '83  
DONN RILEY

# MORTGAGE

THIS MORTGAGE is made this 23rd day of August, 1983, between the Mortgagor, Eva H. Boykin and Calvin Lee Boykin, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Thousand and no/100ths (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 September 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 lot of land situate on the north side of Bessie Avenue, near Pleasant Grove Baptist Church, about one mile southward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 58 of Woodland Heights, property of I.M. Wood Estate, according to survey and plat thereof by H. S. Brockman, RLS, dated October 28, 1955, and recorded in Plat Book 66, at Page 151, RMC Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of Bessie Avenue, joint front corner of Lots Nos. 58 & 59, and running thence along the north side of said Avenue N. 45-18 E. 100 feet to an iron pin, corner of Lot No. 58; thence along common line of said Lot 57, N. 38-40 W. 191.3 feet to iron pin; thence S. 39-08 W. 101.1 feet to iron pin; corner of Lot 59, thence along the line of Lot 59, S. 38-50 E. 182 feet to the beginning corner.

THIS is the identical property conveyed to Eva Boykin and John Cox, Jr. by deed of Donald E. Baltz, recorded in Deed Book 1169, page 319 on June 28, 1982. John Cox, Jr. conveyed his interest in the subject property to Calvin Lee Boykin by deed dated August 18, 1983, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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which has the address of 117 Bessie Avenue, Greer, (City)  
South Carolina 29651 (herein "Property Address");  
(State and Zip Code)

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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