

FILED
S. C.
FEB 13 1984

MORTGAGE

THIS MORTGAGE is made this 9th day of February, 1984, between the Mortgagor, Ron Roland Boiter (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

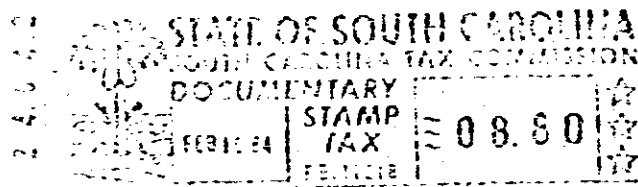
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand and 00/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1999.

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 with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about one mile southward from the City of Greer, near Pleasant Grove Church, on the South side of Matt's Lake Road, being a portion of a lot of the J. A. Wood property, plat recorded in Plat Book "BB", Page 120, R.M.C. Office of Greenville County, South Carolina, and being further identified as Lot No. 1 on a plat of the property of Bobby R. Satterfield by John A. Simmons, Registered Surveyor, dated November 20, 1964, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the South side of Matt's Lake Road, corner of the Breazeale lot, and running thence along the Breazeale line, S. 09-16 W. 193.1 feet to an iron pin; thence N. 80-52 W. 71.9 feet to an iron pin, corner of Lot No. 2, N. 04-56 E. 189.85 feet to an iron pin on the South side of said road; thence along said road, S. 83-22 E. 86.35 feet to the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagor herein by deed of Sandra B. Elliott, dated February 9, 1984, to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1206, at Page 105.



which has the address of 102 Matt's Lake Road, Greer, S. C. 29651 (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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