

FILED  
GREENVILLE CO. S.C.  
MAR 9 2 30 PM '84

MORTGAGE

WALKERSLEY  
R.M.C.  
THIS MORTGAGE is made this 8 day of March,  
19 84, between the Mortgagor, DONALD R. BOOZER and BRENDA M. BOOZER

, (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").

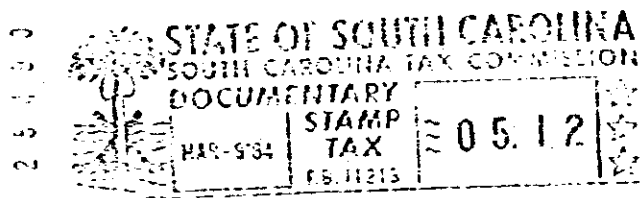
WHEREAS, Borrower is indebted to Lender in the principal sum of (12,769.52) Twelve thousand seven hundred and sixty-nine and 52/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 8, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 31, 1992.....;

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 known and designated as Lot 139 of a subdivision known as COLEMAN HEIGHTS as shown on a plat thereof by Terry T. Dill, February, 1958, recorded in the RMC Office for Greenville County in Plat Book RR at Page 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Alta Vista Circle at the joint front corner of Lots Nos. 138 and 139 and running thence with the joint line of said lots S. 22-11 W. 278.6 feet to an iron pin at the joint rear corner of Lots 138 and 139; thence with the rear line of Lot 139 S. 89-26 E. 206.2 feet to an iron pin, joint rear corner of Lots 139 and 140; thence with the joint line of said lots N. 00-32 W. 234.5 feet to an iron pin on the southern side of Alta Vista Circle; thence with the southern side of Alta Vista Circle N. 75-14 W. 101.2 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Mitchell Glenn Hill and Terry C. Hill recorded October 2, 1973, in the RMC Office for Greenville County, S.C., in Deed Book 985 at Page 312.



which has the address of 125 Alta Vista Circle, Travelers Rest,  
(Street) (City)

S. C. 29690 (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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