

MAR 23 2 16 PM '84

MORTGAGE

THIS MORTGAGE is made this 14th day of March, 1984, between the Mortgagor, Michael Wayne Boiter, (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 Twelve thousand four hundred sixteen and 61/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 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 July 30, 1990.....;

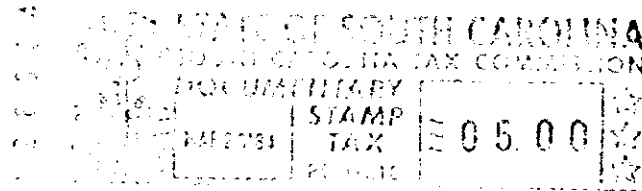
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or tract of land with all improvements thereon, situate, lying, and being in the County of Greenville, State of South Carolina at the intersection on Tanyard Road and State Park Road (S.C. Highway 22), Containing 1.32 acres according to a plat of the property at Haygood Estate made by Clifford C. Jones, Engineer, May 7, 1970, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin in the center of S.C. highway 22 and running thence along center of said highway S, 58-29 E. 73.7 feet to a county road (Tanyard Road); running thence along the center of said road S. 23-44 W. 150.8 feet to an iron pin, thence continuing with said road S. 32-29 W. 150 feet to a point; running thence N. 55-33 W. 303.4 feet to an iron pin, the access road or drive, running thence N. 68-00 E. 355.8 feet to an iron pin at S.C. Highway 22, the beginning corner.

DERIVATION: Said property being the same conveyed to mortgagor herein by deed of Donna L. Boiter, recorded 1/28/76, in Vol. 1030, page 764, in the RMC Office for Greenville County.

This is a second mortgage and is junior in lien only to the First Mortgage of First Federal of South Carolina dated 12-3-75 and recorded in Vol. 1355, page 52 at the RMC Office for Greenville County.



which has the address of Route 5, Tanyard Road Greenville, S.C. 29609 (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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