

First Federal Savings & Loan  
P.O. Box 603  
Greenville, South Carolina 29602

MORTGAGE

01-326768-1

THIS MORTGAGE is made this 2nd day of May,  
19 84, between the Mortgagor, Junior Boles and Lola Mae Boles,  
(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 --Two Thousand Five Hundred  
Five Dollars and .04/100-(2,505.04)--- Dollars, which indebtedness is evidenced by Borrower's  
note dated May 2, 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 May 31, 1986  
.....;

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, Greenville Township,  
being known and designated as Lot No. 3 of a subdivision known as Valley Dale  
as shown on a plat thereof prepared by Woodward Engineering Company, September,  
1957, and recorded in the R. M. C. Office for Greenville County in Plat Book  
KK at Page 115, and having, according to said plat, the following metes and  
bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Bagwell Street, the  
joint front corner Lots Nos. 2 and 3, and running thence along the joint line  
of said lots, N. 36-31 E. 88.8 feet to an iron pin at the rear corner of a lot  
shown on said plat as the property of William Vaughn; thence along the rear line  
of that lot, N. 28-17 W. 75 Feet to an iron pin on the line of Lot No. 4;  
thence along the line of Lot No. 4, S. 41-13 W. 113.7 feet to an iron pin on the  
northeastern side of Bagwell Street; thence along the northeastern side of Bag-  
well Street, following the curvature thereof, the chord of which is, S. 47-07  
E. 80 feet to the beginning corner; being a portion of the property conveyed  
to us by F. L. Cartee by his deed dated May 6, 1957 and recorded in the RMC Office  
for Greenville County in Deed Vol. 576 at Page 240.

The above described lot is shown on the Township Block Book in the Office  
of the County Auditor at Sheet 109, Block 3, Lot 34,

This being the same property conveyed to the mortgagor by deed William A.  
Vaughn and Allen E. Vaughn and recorded in the RMC Office for Greenville County  
on January 19, 1959 in Deed Book 615 at Page 51.

This is a second mortgage and junior in lien to that mortgage executed  
by First Federal Savings and Loan Association and recorded in the RMC Office  
for Greenville County on January 19, 1959 in Mortgage Book R at Page 365.  
which has the address of 16 Bagwell Circle Greenville,  
(Street) (City)  
South Carolina 29605 (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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