

FILED
GREENVILLE CO. S.C.

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DONNIE S. FARRERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 21, 1984. The mortgagor is LUTHER C. BOLIEK and SALLY K. BOLIEK ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender").

Borrower owes Lender the principal sum of SEVENTY THOUSAND DOLLARS AND NO/100 Dollars (U.S. \$70,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2015. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Pimlico Road, in the City of Greenville, being known as Lot No. 379 on plat of portion of Section B of Gower Estates, made by R. K. Campbell, Surveyor, June 1963, revised August 20, 1963, recorded in the RMC Office for Greenville County, S.C., in Plat Book CCC, Page 206, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Pimlico Road, at joint front corner of Lot 200 and 379 (Lot 200 being shown on Plat Book XX, Pages 36 and 37) and runs thence along the line of Lot 200, N. 87-25 W. 230 feet to an iron pin in the center of a branch; thence down the center of the branch (the traverse line being S. 8-04 W. 110.5 feet) to an iron pin; thence S. 87-25 E. 239.6 feet to an iron pin on the West side of Pimlico Road; thence along the West side of Pimlico Road, N. 2-35 E. 110 feet to the beginning corner.

ALSO that certain easement for sewer line recorded in Deed Book 1115 at Page 262 on November 8, 1979 in the RMC Office for Greenville County, South Carolina.

This being the same property conveyed to Luther C. Boliek and Sally K. Boliek by deed of Conyers and Gower, Inc. recorded October 15, 1963 in Deed Book 733 at Page 553.

which has the address of 310 Pimlico Road, Greenville, South Carolina 29607 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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