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### MORTGAGE

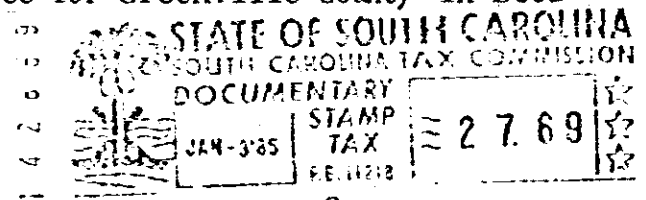
THIS MORTGAGE ("Security Instrument") is given on December 31, 1984. The mortgagor is DANIEL R. BOULANGER and CLAUDE J. BOULANGER ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender").

Borrower owes Lender the principal sum of NINETY-TWO THOUSAND THREE HUNDRED AND NO/100 Dollars (U.S. \$ 92,300.00). 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 piece, parcel or lot of land, situate, lying and being at the easterly intersection of White Water Court and Stone Ridge Road near the City of Greenville, South Carolina, being shown and designated as Lot No. 229, Plat entitled "Map No. 2, Section I, Sugar Creek" as recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Stone Ridge Road, said pin being the joint front corner of Lots Nos. 228 and 229 and running thence with the common line of said lots N. 57-00-16 E. 107.34 feet to an iron pin; thence continuing N. 52-59-06 E. 50 feet to an iron pin at the joint rear corner of Lots Nos. 229 and 230; thence with the common line of said lots N 41-26-00 W. 140.15 feet to an iron pin on the southerly side of White Water Court; thence with the southerly side of White Water Court S. 53-46-24 W. 102.79 feet to an iron pin at the easterly intersection of White Water Court and Stone Ridge Road; thence with the intersection S.14-40-15 W. 35.09 feet to an iron pin on the eastern side of Stone Ridge Road; thence with the eastern side of Stone Ridge Road S. 28-53-41 E. 113.00 feet to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by deed of Maurice G. Andre and Anne T. Andre recorded in the R.M.C. Office for Greenville County in Deed Book 1150, Page 962 on July 1, 1981.



which has the address of 100 White Water Court Greer, South Carolina 29651 ("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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