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First Mortgage on Real Estate

FILED *Enrolled*
 GREENVILLE CO. S. C. *1232* PAGE 187
 MAY 6 1977 53 PAGE 260
 OLLIE F. BOSWELL MORTGAGE
 15913
 FIDELITY FEDERAL SAVINGS & LOAN ASSN.
Raymond Thompson

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN F. BOSWELL and MILDRED
 NOV 22 1977
 (Hereinafter referred to as Mortgagor) SEND(S) GREETING:

G. BOSWELL
 NOV 22 1977
 WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of THIRTY THOUSAND and no/100----- DOLLARS

(\$ 30,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 30 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northern side of Pryor Road and being known and designated as Lot No. 42 on a Plat of AVONDALE FOREST, SECTION 1, made by Piedmont Engineers and Architects dated July 3, 1964, and being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR, Page 187, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Pryor Road, joint front corner of Lots Nos. 33 and 42 and running thence with the joint line of said lots, N. 52-20 W., 124.7 feet to a point; thence N. 41-16 E., 30 feet to a point; thence S. 46-10 W., 115.6 feet to a point on the Northern side of Pryor Road; thence running with the Northern side of Pryor Road, S. 50-10 E., 30 feet to a point; thence continuing on the Northern side of said Pryor Road, S. 45-30 E., 95 feet to a point in the curve of the said Pryor Road; thence with the said curve, N. 88-57 W., 36.3 feet to a point; thence continuing with said Pryor Road, N. 47-35 E., 101.1 feet to the point and place of beginning.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the Mortgagor promises

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