

FILED
GREENVILLE CO. S. C.
JUL 10 5 00 PM '87
DORRIS S. TANKERSLEY
R.M.C.

BOOK 1415 PAGE 507

BOOK 74 PAGE 934

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John F. Boswell and Mildred

G. Boswell

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifty-five Thousand One Hundred Fifty and No/100-----

DOLLARS (\$ 55,150.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, November 1, 2007

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situated, lying and being on the northerly side of Silver Creek Road, near the City of Greenville, South Carolina, and being designated as Lot No. 323, Map No. 4, Section I of Sugar Creek as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, page 72, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Silver Creek Road, joint front corner of Lots 323 and 324 and running thence along common line of said lots N. 34-30-13 E. 149.14 feet to an iron pin; thence S. 59-46-00 E. 132.14 feet to an iron pin; thence S. 31-31-14 W. 155.55 feet to an iron pin on the northerly side of Silver Creek Road; thence along said Road N. 59-59-16 W. 139.92 feet to an iron pin, the point of BEGINNING.

This is the same tract of land conveyed unto the Mortgagors herein by

JUL 1 1987

413 JUL 1 1987

0934

4328 RV-2