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GREENVILLE CO. S. C.

Nov 10 9 40 AM '76

MORTGAGE

BOOK 1382 PAGE 594

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 8th day of November 1976, between the Mortgagor, Thomas J. Boiter and Sybil L. Boiter (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148 Greenville, South Carolina 29603. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Eight Thousand Five Hundred and No/100--- Dollars, which indebtedness is evidenced by Borrower's note dated November 8, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1986

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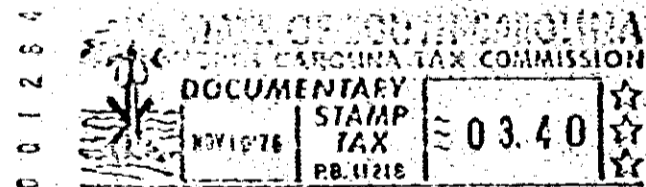
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

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All that certain piece, parcel or lot of land, situate, lying and being on Iola Street, in the County of Greenville, State of South Carolina, being known and designated as Part of Lots 80 and 81 as shown on plat entitled Property of Thomas J. Boiter and Sybil L. Boiter, made by Carolina Surveying Co.. 3 Mpv/1976, and recorded in the office of the RMC for Greenville County, South Carolina in Plat Book 5-W, at Page 47, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Iola Street at the joint front corner of Pt. Lot 80 and Lot 79 and running thence along the northern side of Iola Street S. 74-26 W. 100 feet to an iron pin; thence with the eastern side of Iola Street N. 15-20 W. 100 feet to an iron pin; thence N. 74-26 E. 100 feet to an iron pin; thence along the line of Lot 79 S. 15-20 E. 100 feet to an iron pin, the point of beginning.

This is a portion of that property conveyed to Faith Tabernacle, Inc. by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 691, at Page 148 on January 25, 1962; and all that property conveyed to the Mortgagors herein by deed of Faith Tabernacle, Inc. recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1045 at Page 906, on November 10, 1976.



which has the address of 14 Iola Street, Greenville, South Carolina 29611 (herein "Property Address");

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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