

500 E. Washington St.
Greenville, S.C.

GREENVILLE CO. S.C. MORTGAGE
SEP 21 9 21 PM '79

1481-819

THIS MORTGAGE is made this 21st day of September 19 79, between the Mortgagor, John A. Bolen, Inc. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the state of South Carolina, whose address is 500 E. Washington St., Greenville, S.C. (herein "Lender").

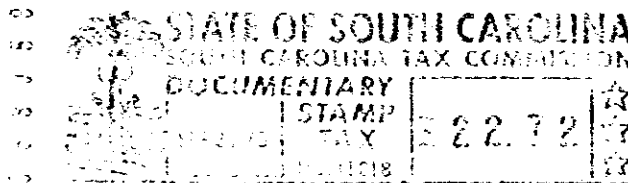
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-six Thousand, Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 21, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2005;

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:

ALL that certain piece, parcel or lot of land with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot 185 on plat of Devenger Place, Section Ten, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book 7C at Page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Leeward Terrace, at the joint front corner of Lots 185 and 186 and running thence along the common line of said Lots, N. 4-18 E. 150 feet to an iron pin at the joint rear corner of said Lots; thence turning and running along the rear line of Lot 173, S. 85-42 E. 86.8 feet to a point in the rear line of Lot 183; thence turning and running along the common line of Lots 183, 184 and 185, S. 4-18 W. 150.22 feet to an iron pin on the northern side of Leeward Terrace; thence turning and running along the northern side of Leeward Terrace, N. 85-42 W. 95 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Devenger Road Land Company, a Partnership, of even date, to be recorded herewith.



which has the address of Lot 185, Devenger Place, Greer, South Carolina 29651,
[Street] [City]
..... (herein "Property Address");
[State and Zip Code]

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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