MORTGAGE

milio MODEO A OR 's assistante	31st	day o	f July	
THIS MORTGAGE is made this 9_80 between the Mortgagor,		and Marian S.	Boyer	
	(herein "B	orrower"), and	the Mortgagee.	First Federal
Savings and Loan Association, a con of America, whose address is 301 Co	poration organize	d and existing un	der the laws of the	United States
WHEREAS, Borrower is indebted Hundred and No/100	to Lender in the	principal sum of	Twelve Thousa	and Eight
Hundred and No/100	Dolla	rs, which indebte	dness is evidenced	by Borrower's
note dated <u>July 31, 1980</u>	, (herein "Note	"), providing for r	nonthly installme	ntsof principal
and interest, with the balance of th	e indebtedness, if	not sooner paid,	due and payable	on August 1,
TO SECURE to Lender (a) the rethereon, the payment of all other surthe security of this Mortgage, and to contained, and (b) the repayment of Lender pursuant to paragraph 21 is grant and convey to Lender and Lender in the County of	ms, with interest the he performance of of any future adva nereof (herein "Fut nder's successors a	nereon, advanced the covenants ar ances, with intere ture Advances"), and assigns the fol	in accordance her id agreements of I est thereon, made Borrower does he llowing described	ewith to protect Borrower herein to Borrower by creby mortgage,
ALL that certain piece, pard of Greenville, County of Gre	el or lot of la	and situate, 1	ying and being lina, on the w	in the City estern side

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the western side of Cumberland Avenue and being known and designated as Lot No. 5, Block K, of FAIRHEIGHTS Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book F at Page 257 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Joseph Butler Stevens recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, South Carolina 29602.

South Carolina (herein "Property Address");
(Sure 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.

SOUTH CAROLINA — 1 to 4 Family = 6 75-FNNA/FRINC UNIFORM INSTRUMENT (with amendment adding Para 24)

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