

RECORDED
S.C.
APR 15 PM '82
AMERSLEY

MORTGAGE

THIS MORTGAGE is made this 21 day of April, 1982, between the Mortgagor, Dilip Boal and Anna P. Boal, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

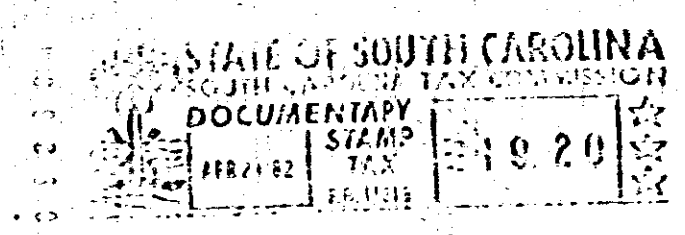
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty eight thousand (\$48,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009.....;

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 situate, lying and being on the western side of Hunter's Trail in the above County and State and being known and designated as Lot 8 of Palmetto Downs, Section I, as shown on a plat thereof made by Heaner Engineering Company, Inc. and recorded in the RMC Office for Greenville County in Plat Book 6H at Page 82 and also being known and designated as the property of Dilip Boal & Anna P. Boal according to a survey made by Carolina Surveying Company dated April 20, 1982, to be recorded herewith, reference being had to said most recent survey for a more complete metes and bounds description.

The within adjustable rate mortgage is modified by the terms and conditions of the adjustable rate mortgage rider which is attached hereto and made a part of this mortgage instrument.

The above described property is the same acquired by the Mortgagors by deed from Duke Power Company dated April 20, 1982 to be recorded herewith.



SCTO --- 1 AP21 82 040 5.0001

which has the address of #6 Hunters Trail, Greenville, S.C. 29615, (Street) (City), (State and Zip Code) (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 seized 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.

0390

4328 RV-2