

FILED
GREENVILLE CO. S. C.

601-1517-862

JUL 27 2 15 PM '83 MORTGAGE

DONNIE S. TANNERSLEY
R.H.C.

THIS MORTGAGE is made this 27th day of July, 1983, between the Mortgagor, George S. Boulos and Catherine M. Boulos, (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 Sixty-Eight Thousand and No/100 (\$68,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013.

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 lying, situate and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 56 on plat of Merrifield Park, Section II, recorded in Plat Book WWW at Pages 50 and 51 of the Greenville County RMC Office, and according to recent survey entitled "Property of George S. Boulos and Catherine M. Boulos", prepared by Freeland and Associates on July 19, 1983, and recorded in Plat Book 9-V, Page 94, of the Greenville County RMC Office, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Gateway Drive, a point 105 feet, more or less, from the intersection of Gateway Drive and Continental Drive, and running thence S. 46-52 W., 115 feet to an iron pin; thence N. 43-08 W., 163 feet to an iron pin; thence N. 46-17 E., 99.1 feet to an iron pin; thence N. 45-55 E., 15.9 feet to an iron pin; thence S. 43-08 E., 164.3 feet to an iron pin, the point of beginning on Gateway Drive.

The above property is the same conveyed to George S. Boulos and Catherine M. Boulos by deed of John B. Ferguson, Jr., and Helen M. Ferguson, dated July 27, 1983, and recorded July 27, 1983, in the Greenville County RMC Office in Deed Book 1193, Page 153.

This property is conveyed subject to restrictions recorded in Deed Book 862, Page 345, and also subject to the encroachment of a Duke Power right of way as shown on said plat and to all other easements of record which affect said property.

which has the address of 117 Gateway Drive, Greenville, S. C. 29615,
(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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