

FILED
GREENVILLE CO. S. C.

MORTGAGE

Dec 30 2 09 PM '83

THIS MORTGAGE is made this 30th day of December 1983, between the Mortgagor, Phillip B. Boling and Karin A. Boling (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-six Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 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 January 1, 2014;

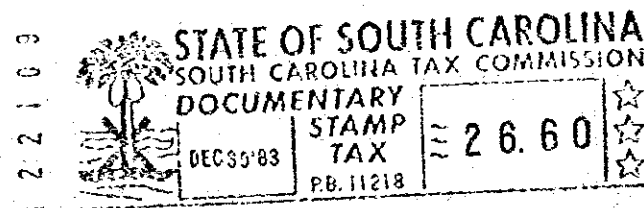
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 and being in the County of Greenville, State of South Carolina, being shown and designated as Lot #288, on a plat of Powderhorn Subdivision, Map 2, Section IV prepared by C.O. Riddle, Surveyor, and recorded in the RMC Office for Greenville County in Plat Book 9F at Page 22, reference to said plat being craved for a metes and bounds description thereof.

THIS CONVEYANCE is subject to any and all existing easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

THIS BEING a portion of the property conveyed to the grantor herein by deed of The Kenyon Piece Dyeworks, Inc. dated October 11, 1972 and recorded in the RMC Office for Greenville County in Deed Book 598 at Page 27.

Tax Map #18(899) 323-1-288



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which has the address of 213 Appomatox Drive, Simpsonville (City), S.C. 29681 (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 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.

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