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GREENVILLE CO. S. C.

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Post Office Drawer 408  
Greenville, South Carolina 29602  
S. TANKERSLEY  
R.H.C.

### MORTGAGE

THIS MORTGAGE is made this 28th day of August, 1980, between the Mortgagor, ROBERT L. BOGGS (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Seventy Thousand and No/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1980 (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, 2011; running thence with the joint line of said Lots N. 89-41 W. 134.2 feet to an iron pin on the Eastern side of Pebble Creek Way; running thence with the Eastern side of said Way N. 00-15 E. 10.22 feet to a point; thence continuing N. 5-40 W. 74.78 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by Pebblepart Ltd., a South Carolina Limited Partnership, by Deed recorded simultaneously herewith.

PAID SATISFIED AND CANCELLED  
First Federal Savings and Loan Ass  
of Greenville, S. C. S. T. AS, First  
Savings and Loan Association of

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
29.00  
83 11219

WILLIAM B. JAMES  
Attorney At Law

AUG 15 1980

*Handwritten signatures and notes:*  
Donnie S. Tankersley  
Asst. Vice President  
1983  
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which has the address of Pebble Creek Way, Pebble Creek, Phase IV, Taylors, (City)  
S.C. 29687 (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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