

FILED
GREENVILLE CO. S. C.

JUL 19 4 17 PM '76
MORTGAGE
DONNIE S. TANNEASLEY
R.H.C.

BOOK 1373 PAGE 73

THIS MORTGAGE is made this 19th day of July 1976, between the Mortgagor, Richard J. Bossman (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand, Six Hundred & No/100 (\$25,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2006

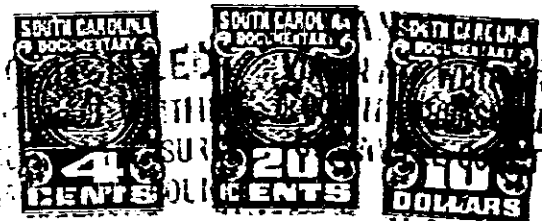
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, situate, lying and being on northern side of Bethel Road, in the State of South Carolina, County of Greenville, being shown and designated as Lot 35 on a Plat of Montclair, Section 3, prepared by R. B. Bruce, Surveyor, recorded in the RMC Office for Greenville County in Plat Book WW at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Bethel Road, joint front corner of Lots 35 and 36, and running thence N. 27-38 E. 150 feet; thence S. 60-42 E. 100 feet; thence along the common line of Lots 34 and 35, S. 27-38 W. 150 feet to a point on the northern side of Bethel Road; thence along said Bethel Road, N. 62-22 W. 100 feet, the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of Creative Builders, Inc., dated July 19, 1976, and to be recorded herewith.

5.10.24



which has the address of Lot 35 Bethel Road, Mauldin, S. C. 29662 (Street) (City)

(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 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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