301 College Street Greenville, SC

Ù

CREEN FILED CO.S. C.
FEB 19 2 41 PH '81
DONNES JANNERSLEY
R.H.C

300x1532 F13:941

MORTGAGE

THIS MORTGAGE is made this	18th	day of	February	
19_81 between the Mortgagor,Jo	ohn A. Bolen, Inc			
	, (herein "Borr	ower"), and the	Mortgagee,	First Federal
Savings and Loan Association, a corp	poration organized a	nd existing under	the laws of the	United States
of America, whose address is 301 Co	llege Street, Greenvi	lle, South Carolin	a (herein "Le	nder").
WHEREAS, Borrower is indebted	to Lender in the pri	ncipal sum of Si	xty-nine Th	ousand,
Three Hundred, Fifty and No/	100 Dollars,	which indebtedness	ss is evidenced	l by Borrower's
note dated February 18, 1981	,(herein "Note"),	providing for mon	inly installme	nts oi principai
and interest, with the balance of the	indebtedness, if not	sooner paia, aue	and payable	on
January.1,.2012				
TO SECURE to Lender (a) the re	payment of the inde	btedness evidence	ed by the Not	e, with interest
thereon, the payment of all other sum	is, with interest there	on, advanced in a	ccordance her	ewith to protect
the security of this Mortgage, and th	e performance of the	covenants and a	greements of F	Borrower hereir
contained, and (b) the repayment o	f any future advanc	es, with interest th	hereon, made	to Borrower by
Lender pursuant to paragraph 21 h	ereof (herein "Futur	Advances"), Bor	rower does he	reby mortgage
grant and convey to Lender and Len	der's successors and	assigns the follow	ing described j	property located
in the County of Greenville		, State of South	i Caronna:	

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 199 of a subdivision known as Canebrake II, Sheet 1, according to revised plat thereof prepared by Arbor Engineering, Inc., dated June, 1979 and revised November 21, 1979, being recorded in the RMC Office for Greenville County in Plat Book 7C at Page 79, and having, according to said plat, such metes and bounds as appears thereon.

THIS being the same property conveyed to the mortgagor herein by deed of College Properties, Inc., of even date, to be recorded herewith.

which has the address of	Lot 199 Canebrake	II, Greer, South Carolina	39651
	(Street)		(City)
	(herein "Property	y Address'');	
(Suite 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.

SOUTH CAROLINA - 1 to 4 Family=6 75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Page 24)

FE1981 650

4328 RV.2

Q) (

4. 7. 1.