

MORTGAGE

BOOK 1544 PAGE 634

THIS MORTGAGE is made this 11th day of June, 1981, between the Mortgagor, Thomas William Boyle and Sally Rogers Boyle (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").

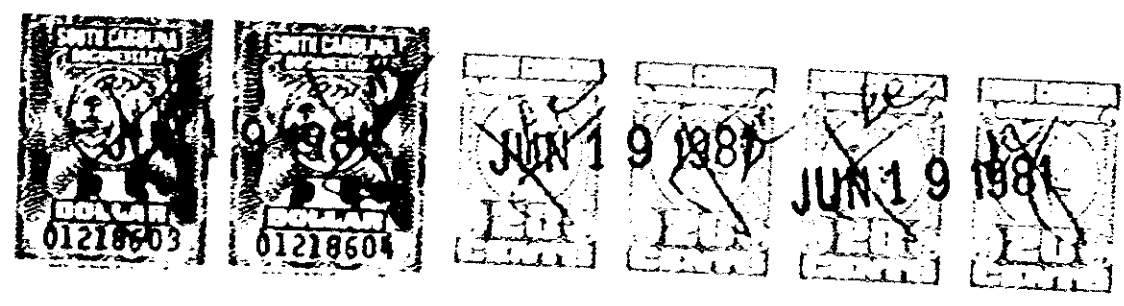
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ Seven thousand Dollars and no/100 which indebtedness is evidenced by Borrower's note dated June 11, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 1, 1986:

TO SECURE to Lender 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, 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 in Greenville County, State of South Carolina, on that Northern side of Kenwood Lane (formerly known as Heston Avenue), near the City of Greenville, being shown as Lot No. 82 on plat of North Park, made by Dalton and Neves, Engineers, May 1940, and recorded in the R.M.C. Office for Greenville County in Plat Book K at Pages 48 and 49 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Kenwood Lane, at corner of Lots Nos. 82 and 83, said pin also being 167 feet from the Northeastern corner of the intersection of Kenwood Lane and North Main Street, and running thence along the rear line of Lots Lot No. 83, 84 and 85, N. 19-06 E. 168.7 feet to an iron pin, thence, with the line of Lot No. 88, S. 68-52 E. 58.5 feet to an iron pin, corner of Lot No. 81: thence, with the line of Lot No. 81, S. 20-20 W. 138.0 feet to an iron pin on the Northern side of Kenwood Lane; thence with the Northern side of Kenwood Lane, N. 68-34 W. 58.5 feet to the beginning point.

The within property is the identical property conveyed to the Mortgagors herein by deed of John N. Trompson dated January 8, 1979, and which is being recorded simultaneously with the recording of this instrument.



which has the address of 9 Kenwood Drive Greenville, South Carolina 29609 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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