

FILED
GREENVILLE CO. S. C.
MAY 4 10 54 AM '84
ANNERSLEY

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MORTGAGE

THIS MORTGAGE is made this 4th day of May 1984 between the Mortgagor William B. Bolt and Doris M. Bolt (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~forty-six thousand~~ ~~eight hundred and no/100~~ Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 1984 (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, 2004

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 and lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 53 on plat of Eastgate Village, made by Piedmont Engineers and Architects, dated May 15, 1973, recorded in Plat Book 4X, Page 31, in R.M.C. Office for Greenville County; and being shown on a more recent plat entitled "Survey for William B. Bolt and Doris M. Bolt", prepared by C. O. Riddle, Surveyor, R.L.S. #1347, dated April 26, 1984, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 10 P at Page 8; reference to said more recent plat is herein craved for the metes and bounds description thereof.

This being the same property conveyed unto mortgagee by deed of Mount Paris Realty Corporation executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 4 1984
STAMP TAX \$ 18.40

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 4 1984
STAMP TAX \$ 00.32

which has the address of J. Pritchard Lane, Taylors, S. C. 29687 (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, 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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