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GREENVILLE S.C.  
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DONNIE S. SIBLEY  
R.M.C.

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# MORTGAGE

RE83-76A

THIS MORTGAGE is made this fourth (4th) day of August 19 83, between the Mortgagor, Terry Boone, Susan H. Boone and Patrick E. Sizemore (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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-Four Thousand Five-Hundred Fifty and no/100ths (\$74,550.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 4, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013.

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 or tract of land situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern side of Walden Court at the intersection of Walden Way being known and designated as Lot No. 25 on a plat of Walden Pond Subdivisions by James R. Freeland, R.L.S., dated March 8, 1982 and recorded in Plat Book 8-P at page 66 in the RMC Office for Greenville County, S. C. reference being made to said plat for the metes and bounds thereof.

This being the same as that conveyed to Terry Boone and Susan H. Boone and Patrick E. Sizemore by deed of Gatewood Builders, Inc. dated and recorded on June 20, 1983 in Deed Book 1190 at page 757 in the RMC Office for Greenville County, South Carolina.

which has the address of Lot 25, Walden Pond, Taylors, SC 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.

SOUTH CAROLINA —

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