

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 19th day of December, 1978, by William H. Boyd and Mary M. Boyd hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Eight Thousand One Hundred and No/100---- (\$8,100.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 180 consecutive monthly instalments of Ninety-Nine and 83/100----- (\$99.83) Dollars each, the first instalment being due January 15, 1979, and the remaining instalments are due on the 15th day of each month thereafter.

NOW KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL those pieces, parcels or lots of land, situate, lying and being in the County of Greenville, State of South Carolina, located at the southwest corner of the intersection of Berryhill Road and Lake Fairfield Drive, being known and designated as Lots Nos. 97 and 97-A, as shown on plat of Lake Forest, Section Two, a plat of which is recorded in the RMC Office for Greenville County in Plat Book EE, Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Berryhill Road at the corner of Lots Nos. 97 and 98 and runs thence along the south side of Berryhill Road, S. 86-43 E. 120 feet to an iron pin; thence continuing with said Berryhill Road, N. 85-55 E. 33.5 feet to an iron pin; thence with the curve of Berryhill Road and Lake Fairfield Drive (the chord being S. 37-38 E.) 38.9 feet to an iron pin on the west side of Lake Fairfield Drive; thence continuing with the curve of Lake Fairfield Drive (the chord being S. 18-30 W.) 126.6 feet to an iron pin; thence still continuing with the curve of Lake Fairfield Drive (the chord being S. 24-30 E.) 69.6 feet to an iron pin; thence with the curve of Lake Fairfield Drive and Hermitage Road (the chord being S. 19-19 W.) 51.26 feet to an iron pin on the northwest side of Hermitage Road; thence along Hermitage Road, S. 56-52 W. 3 feet more or less to a point in the center of a branch; thence running along the center of said branch the traverse line being N. 58-32 W. 140.2 feet to an iron pin; thence S. 72-20 W. 83.4 feet to an iron pin; thence N. 6-36 E. 63.6 feet to an iron pin; thence N. 17-07 E. 165.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Lee K. Groome and Laveeta N. Groome dated December 27, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1094, at Page 555.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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