

FILED  
GREENVILLE CO. S. C.  
APR 25 4 28 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

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### MORTGAGE

THIS MORTGAGE is made this 24th day of April,  
19 79, between the Mortgagor, John A. Bolen, Inc.,  
(herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association, 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").

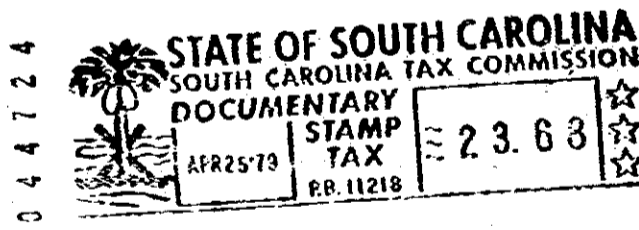
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Nine Thousand One  
Hundred Fifty and No/100 (\$59,150.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated April 24, 1979, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1,  
.2010.....;

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 lot of land, situate, lying and being in the  
State of South Carolina, County of Greenville, on the northern side of Rosebud Lane,  
and being known and designated as Lot No. 139 of a subdivision known as Devenger  
Place, Section 5, as shown on a plat thereof being recorded in the R.M.C. Office for  
Greenville County, in Plat Book 6-H, at Page 73, and having according to said plat,  
the following metes and bounds, to-wit:

BEGINNING on the northern side of Rosebud Lane at the joint front corner of  
Lot Nos. 138 and 139, running thence along the common line of said Lots N. 9-08 W.  
130 feet to an iron pin at the joint rear corner of said Lots; thence turning and  
running along property now or formerly of Kennedy, S. 80-52 W. 95 feet to an iron pin  
at the joint rear corner of Lot Nos. 139 and 140; thence turning and running along  
the common line of said Lots, S. 9-08 E. 130 feet to an iron pin on the northern side  
of Rosebud Lane at the joint front corner of said Lots; thence turning and running  
with the northern side of Rosebud Lane, N. 80-52 E. 95 feet to the point of beginning.

This being the identical property conveyed to John A. Bolen, Inc. by deed of  
Devenger Road Land Company of even date herewith and to be recorded herewith.



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which has the address of Lot No. 139, Rosebud Lane, Greer,  
(Street) (City)  
South Carolina (herein "Property Address");  
(State 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.

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