

Box 10121,
Greenville, S. C. 29603

FILED
GREENVILLE CO. S. C.

MORTGAGE BOOK 1408

VOL 1407 PAGE 910

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 25th R.M.C. day of May 1979, between the Mortgagor, Loyd G. Boyer (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009

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 State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 3 on plat of Brookfield West, Section 1, recorded in Plat Book 7 C at page 19 and having the following courses and distances:

Beginning at an iron pin on Pelham Road at the joint front corner of Lots 3 and 4 and running thence with the joint line of said lots, S. 26-35 E. 166.97 feet to an iron pin on Cobblestone Road; thence along Cobblestone Road, S. 63-25 W. 110.00 feet to an iron pin; thence with the joint line of lots 2 and 3, N. 26-34 W. 164.28 feet to an iron pin on Pelham Road; thence along Pelham, N. 62-01 E. 110.02 feet to an iron pin, the point of beginning.

Being the same property conveyed by Dee A. Smith Company, Inc. and The Vista Co., Inc. by deed recorded herewith.

Also:

Mortgage from Loyd G. Boyer to Carolina Federal Savings and Loan Association, recorded August 31, 1977 in Mortgage Book 1408 at page 664 in the original amount of 64,000.

It is understood and agreed that any default in the terms and conditions of the aforesaid mortgages and/or the notes which the same secure or in any one of them shall constitute a default hereunder, and any default in the terms and conditions of the within mortgage and/or in the note which the same secures shall ** which has the address of 001 J, Pelham Road, Greenville, S. C.

(Street) (City)
(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.

** constitute a default in the mortgages referred to above.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FNLMC UNIFORM INSTRUMENT

MORTGAGE

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