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SHERSLEY

MORTGAGE

BOOK 1497

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THIS MORTGAGE is made this 29th day of February 1980, between the Mortgagor, Charles S. Bolan and Hazel B. Bolan (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand Eight Hundred and no/100ths (\$22,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 29, 1980 (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, 2005;

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 unit situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Unit Number 7-K in Town Park of Greenville, South Carolina Horizontal Property Regime as is more fully described in Master Deed dated June 5, 1970 and recorded in the RMC Office for Greenville County, South Carolina, on June 5, 1970 in Deed Book 891 at Page 243 as amended by Amendment to Master Deed dated May 21, 1971 and recorded in the RMC Office for Greenville County, South Carolina on July 15, 1971 in Deed Book 920, at Page 305 and as further amended by Second Amendment to Master Deed dated October 31, 1973, and recorded in the RMC Office for Greenville County, South Carolina on November 1, 1973, in Deed Book 987 at Page 349 and as further amended by Second Amendment to Master Deed dated December 4, 1973 and recorded in the RMC Office for Greenville County, South Carolina on December 4, 1973 in Deed Book 989 at Page 795 and survey and plot plans recorded in Plat Book 4G at Pages 173, 175 and 177 as amended by survey and plot plans recorded in Plat Book 5D at Pages 9 and 10.

This being the same property conveyed unto Charles S. Bolan and Hazel B. Bolan by deed of H. L. Butler and Luis F. Moreno, dated and recorded concurrently herewith.

NOTE: THERE IS NO PENALTY FOR PRE-PAYMENT.

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which has the address of Unit 7-K, Town Park Condominium Greenville, South Carolina (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 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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