

301 College St.  
Greenville, S.C.  
GREENVILLE CO. S.C.

BOOK 1532 PAGE 935

FEB 19 2 41 PM '81

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 18th day of February,  
19 81, 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 Sixty-eight Thousand, Eight  
Hundred, Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated February 18, 1981, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
January 1, 2012;

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, being known and designated as Lot No. 80  
of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright  
Associates, dated August 18, 1975 and revised October 6, 1975 and recorded in the  
RMC Office for Greenville County in Plat Book 5P at Page 46, and having, according  
to said plat, such metes and bounds as appears thereon.

THIS being the same property conveyed to the mortgagor herein by deed of College  
Properties, Inc., of even date, to be recorded herewith.

which has the address of Lot 80 Canebrake, Greer, South Carolina 29651,  
(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.

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