FILED CO. S. C. CR: The

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DONNE LITANGERSLEY R.M.C.

18' MA 24 UL 65 835 DONNIE STANKERSLEY R.M.C

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MORTGAGE
THIS MORTGAGE is made this 23rd day of February
19 81 , between the Morigagor, James L. Boggs and Margaret T. Boggs
Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina
(herein "Lender"). WHEREAS, Borrower is indebted to Lender in the principal sum of
dollars, which indebtedness is evidenced by Borrower's
note dated February 23, 1981 , (herein "Note"), providing for monthly installments of principal
March 1, 2001
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. being shown and designated as Lot Number 175 of Sunny Slopes subdivision, Section 3 on plat of same recorded in Plat Book 6-H at Page 11 of the RMC Office for Greenville County.
This is the same property conveyed to the Mortgagors by deed of Brown Enter- prises of S.C., Inc., dated February 23, 1981 and recorded on even date herewith.
This mortgage is re-recorded to include Rider.

which has the address of Route 6 Box 357, Travelers Rest, South Carolina 29690

_(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.

SOUTH CAROLINA -- 1 to 4 Family -6 75-ENMAZEHLMC UNIFORM INSTRUMENT (with above for a tailed by Family -6

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