

FILED  
GR... CO. S. C.

**MORTGAGE**

2007 1530 868

DEC 31 12 25 PM '81

THIS MORTGAGE is made this... thirtieth... day of... December...  
1981., between the Mortgagor, ... WILLIAM J. BOSWELL, JR. & KATHRYN H. BOSWELL...  
..... (herein "Borrower"), and the Mortgagee,.....  
Bankers Trust of South Carolina....., a corporation organized and existing  
under the laws of... South Carolina....., whose address is c/o Bankers.....  
Mortgage Corporation, P.O. Drawer F-20, Florence, SC. (herein "Lender").  
29503

WHEREAS, Borrower is indebted to Lender in the principal sum of... Seventy Three Thousand &...  
no/100... (\$73,000.00)... Dollars, which indebtedness is evidenced by Borrower's note  
dated... December 30, 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 piece, parcel or lot of land, situate, lying and being on the  
northern side of East Tallulah Drive in the City of Greenville, County  
of Greenville, State of South Carolina, being shown and designated as  
Lot No. 118 and portions of Lots Nos. 117 and 119 as shown on a plat of  
Property of D. T. Smith Estate, prepared by Dalton & Neves Eng., dated  
May, 1935 and recorded in the RMC Office for Greenville County in PLat  
Book H at Page 279, and having, according to a more recent plat prepared  
by Carolina Surveying Co., dated December 22, 1981, entitled "Property  
of William J. Boswell, Jr. & Kathryn H. Boswell", recorded in the RMC  
Office for Greenville County in PLat Book 8X at Page 32, the  
following metes and bounds, to-wit:

BEGINNING at a point in the center of a concrete wall in the front line  
of Lot No. 117, which point is located 370 feet in a Northeasterly di-  
rection from the intersection of Penn Street and East Tallulah Drive  
and running thence through Lot No. 117, N. 25-20 W., 241.8 feet to an  
iron pin; thence N. 65-26 E., 175 feet to an iron pin in the rear line  
of Lot No. 119; thence through Lot No. 119, S. 25-20 E., 239.4 feet to  
an iron pin on the Northern side of East Tallulah Drive and in the front  
line of Lot No. 119; thence with the Northern side of East Tallulah  
Drive, S. 64-40 W., 175 feet to the point of beginning.

This being the identical property conveyed to the Mortgagors by deed  
of Beverly Jane Cox, said deed to be recorded herewith.

And it is agreed between the parties hereto that in the event the property  
embraced by this mortgage is sold or otherwise conveyed by the Mortgagors  
prior to the time that the lien created hereby is fully satisfied, or if  
the title to such property shall become vested in any other person or  
entity in any manner whatsoever other than because of the death of the  
Mortgagor, then and in such event, the remaining principal balance secured  
by this mortgage, together with all accrued interest, shall at once become  
due and payable, at the option of the legal holder hereof.  
CONTINUED ON PAGE 4.

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which has the address of..... 119 E. Tallulah Drive....., ..... Greenville.....,  
[Street] [City]  
South Carolina, 29605. (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 improve-  
ments 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 seized 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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