



MORTGAGE

THIS MORTGAGE was made this 23rd day of September 1982, between the Mortgagor, Cynthia M. Boyle (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 17,758.12 which indebtedness is evidenced by Borrower's note dated September 23, 1982... and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 15, 1992...

TO SECURE to Lender 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, 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, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 7 of Cagle Circle, a plat of which is recorded in the R.M. C. Office for Greenville County, South Carolina, in Plat Book F, Page 251, and having, according to a survey by James Ralph Freeland, R.L.S., dated March 25, 1980, captioned Property of Henry C. Snyder and F. Conyers Norwood, the following metes and bounds, to-wit:

BEGINNING at in iron pin on the northern side of Prentiss Avenue at the joint front corners of Lots Nos. 7 and 8; thence with the joint line of said lots, N. 25-32 E 160.7 feet to an iron pin in the joint rear corner of said lots in the rear line of Lot No. 6; thence with the joint line of Lot No. 6 and 7, S 59-02 E 55 feet to an iron pin at the joint rear corner of said lots on the western side of Eagle Avenue; thence with the western side of Eagle Avenue S 10-35 W 78 feet to an iron pin; thence continuing with the western side of Eagle Avenue, S 30-03 W 76.5 feet to an iron pin at the north-western intersection of Prentiss Avenue and Eagle Avenue; thence with the northern side of Prentiss Avenue, N 67-27 W 70 feet to the point of beginning.

Being the same conveyed to the Mortgagors by deed of Robert T. Ashmore, as Executor under the Will of Caroline W. Foster, to be recorded herewith.



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which has the address of 115 E. Prentiss Avenue, Greenville, South Carolina 29605 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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