

FILED
GREENVILLE S.C.
JAN 5 12 43 PM '84
DONALD W. HERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 5th day of January 1984 between the Mortgagor, John V. Boyette, Jr. and Joyce M. Boyette (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 225 Columbia, S.C. 29202 (herein "Lender").

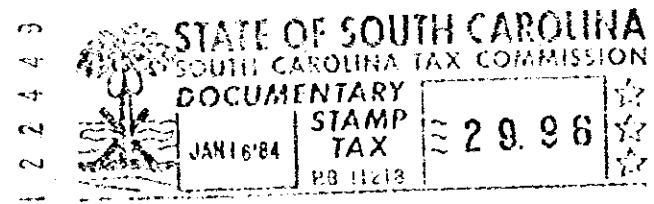
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy four thousand nine hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 5, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014

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 _____ State of South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Hillsborough Drive, near the City of Greenville, S.C., being known and designated as Lot No. 112 on plat entitled "Final Plat Revised, Map No. 1, Foxcroft, Section II" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 4N, pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Hillsborough Drive, said pin being the joint front corner of Lots 112 and 113 and running thence with the common line of said lots S 28-56 W 199.8 feet to an iron pin, the joint rear corner of Lots 112 and 113; thence N 74-29 W 66.8 feet to an iron pin; thence N 41-10 W 70.9 feet to an iron pin, the joint rear corner of Lots 111 and 112; thence with the common line of said lots N 33-08 E 193.8 feet to an iron pin on the southwesterly side of Hillsborough Drive; thence with the southwesterly side of Hillsborough Drive S 60-03 E 117.4 feet to an iron pin, the point of the beginning.

THIS is the same property conveyed to the mortgagors by deed of John H. Sten and Mary Jane Sten recorded of even date.



which has the address of 122 Hillsborough Drive, 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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