(V)

GREENVILLE.CO. S. C. MORTGAGE

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| THIS MORTGAGE is made the | £ 25 | day of | June | , 197.6, |
| between the Mortgagos, TANKERSH | yn K. Boyc | <u>e</u> | | |
| R.H.C. | - • | | (here | in "Borrower"), |
| and the Mortgagee, BELL FEDERAL | SAVINGS AND LO | OAN ASSOCIATION OF | F INMAN | , a corporation |
| organized and existing under the la | ws of THE UNIT | TED STATES | | , whose address |
| is P. O. Box 97, Inman, | South Caro | lina 29349 | (h | erein "Lender"). |
| WHEREAS Borrower is indebted | d to Lender in | the principal su | ım of Fifte | en Thousand |
| organized and existing under the law is P. O. Box 97, Inman, WHEREAS, Borrower is indebted and No/100 | Dollars, which | indebtedness is | evidenced by B | orrower's note of |
| even date herewith (herein "Note" with the balance of the indebtedness |), providing f | or monthly insta | Ilments of princ | sipal and interest, |

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 Sakkanaka Greenville, State of South Carolina:

ALL that piece, parcel or lot of land lying, being and situate on the esstern side of North Main Street in the City of Greer, county and state aforesaid, being shown and designated on plat entitled "Property of W. P. Gibson Estate:, prepared by H. S. Brockman, Surveyor, dated September 9, 1937 andhaving according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Main Street at the corner of the property now or formerly of Cora Bearden and running thence S. 84-13 E. 215.9 feet to an iron pin; thence S. 4-46 W. 16.3 feet to an iron pin; thence S. 83-18 E. 30.4 feet to an iron pin; thence S. 7-43 W. 58.8 feet to an iron pin; thence N. 83-18 W. 30.4 feet to an iron pin; thence S. 7-43 W. 22.9 feet to an iron pin at the rear corner of property now or formerly of P. L. DeYoung; thence N. 82-37 W. 205.5 feet to an iron pin on the eastern side of North Main Street; thence running along and with the eastern side of North Main Street, N. 1-49 E. 92.6 feet to the beginning.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Uniform Covenants. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.