

MORTGAGE

THIS MORTGAGE is made this 29th day of November 1978, between the Mortgagor, Randolph Lee Boaze and Elizabeth P. Boaze (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

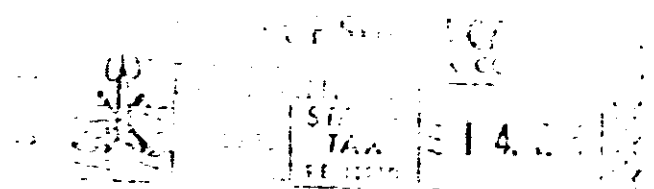
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand Five Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2008;

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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina in Spring Forest Subdivision on the Northwestern side of Spring Forest Subdivision on the Northwestern side of Spring Forest Road, which is known and designated as Lot 23 on a plat of said subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book XX at Page 126, and having, according to a more recent survey by Freeland and Associates, dated November 21, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Spring Forest Road, at the joint front corner of Lots Nos. 22 and 23, and running thence with the common line of said lots, N. 69-28 W. 206.4 feet to an iron pin; thence N. 10-30 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 23; thence with the common line of said lots, N. 69-13 E. 159.8 feet to an iron pin at the joint corner of Lots Nos. 20, 23, and 24; thence with the common line of Lots Nos. 23 and 24, S. 35-05 E. 180.1 feet to an iron pin at the joint front corner of Lots Nos. 23 and 24, located on the Northwestern side of Spring Forest Road; thence along said Road, S. 27-22 W. 90.0 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of John J. Korybski and Rosamund F. Korybski dated November 29, 1978 to be recorded herewith.



which has the address of 108 Spring Forest Road 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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