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GREENVILLE CO. S. C.

APR 25 4 29 PM '79

DONNIE S. TANKERSLEY  
R.M.C.

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# MORTGAGE

THIS MORTGAGE is made this 24th day of April, 1979, between the Mortgagor, John A. Bolen, Inc.

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

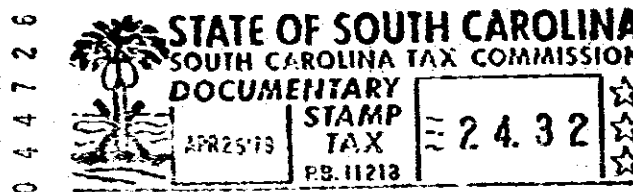
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand Seven Hundred Fifty and No/100 (\$60,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 24, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010.....;

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, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Rosebud Lane, and being known and designated as Lot No. 137 of a subdivision known as Devenger Place, Section 5, as shown on a plat thereof being recorded in the R.M.C. Office for Greenville County, in Plat Book 6-H, at Page 73, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rosebud Lane at the joint front corner of Lot Nos. 136 and 137, running thence with the common line of said Lots, N. 9-08 W. 130 feet to an iron pin at the joint rear corner of said Lots; thence turning and running along property now or formerly of Kennedy, S. 80-52 W. 95 feet to an iron pin at the rear corner of Lot Nos. 137 and 138; thence turning and running along the common line of said Lots S. 9-08 E. 130 feet to an iron pin on the northern side of Rosebud Lane at the joint front corner of said Lots; thence turning and running along the northern side of Rosebud Lane N. 80-52 W. 95 feet to the point of beginning.

This being the identical property conveyed to John A. Bolen, Inc. by deed of Devenger Road Land Company of even date herewith and to be recorded herewith.



which has the address of Lot 137, Rosebud Lane Greer  
(Street) (City)  
South Carolina (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 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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