



SECOND

MORTGAGE

BOOK 1586 PAGE 116

Documentary Stamps are figured on amount financed: \$ 14,333.37

THIS MORTGAGE is made this 18th day of October 1982, between the Mortgagor, Jerome Bolden and Mary Ellen Bolden

AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION (herein "Borrower"), and the Mortgagee, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty Thousand Five Hundred ten and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated Oct. 18-82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, containing 2.391 acres, more or less, lying on the northeast side of Boling Road as shown on plat dated December, 1974, and surveyed by Dalton and Neves Company, Engineers and according to said plat having the following metes and bounds:

BEGINNING at an old railroad spike in the center of Boling Road as shown on said plat and running with the center of said road S. 63-55 W. 267.8 feet to an old railroad spike; thence with the curve of said road, the chord of same being N. 66-41 W. 60.1 feet to old railroad spike; thence with the center of said road N. 18-43 W. 296 feet to an old railroad spike; thence along Carolyn B. Boling and N. 78-54 E. 404-4 feet to an old iron pin' thence S. 1-20 W. 264 feet to the point of beginning.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This the same property conveyed by LaJuana B. Suddeth by deed dated August 8, 1975 recored August 11, 1975 in Book 1022 Page 503.

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which has the address of Rt. 13 Boling Road Greenville, S.C. 29611 (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.

