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GREENVILLE CO. S. C.

MAY 3 10 43 AM '76

# MORTGAGE

1366 PAGE 542

DONNIE S. TANKERSLEY, this 30th day of April 1976 between the Mortgagor, **Ancel E. Gillespie and Norma Jean Y. Gillespie** (herein "Borrower"), and the Mortgagee, **Carolina Federal Savings and Loan Association** a corporation organized and existing under the laws of **South Carolina** whose address is **500 East Washington Street, Greenville, S. C. 29602** (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Twenty-eight Thousand and no/100** Dollars, which indebtedness is evidenced by Borrower's note dated **April 30, 1976** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **April 1, 2006**

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 together with all buildings and improvements, situate, lying and being on the southern side of Woodleigh Drive in Greenville County, South Carolina, being shown and designated as lot no. 127 on a plat of Colonial Hills, Section III, made by Piedmont Engineers and Architects, dated May 7, 1965, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book BBB, Page 91 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Woodleigh Drive at the joint front corner of lots nos. 127 and 128 and running thence with the common line of said lots S. 19-22 W. 150 feet to an iron pin; thence N. 75-08 W. 52.8 feet to an iron pin at the joint rear corner of Lots Nos. 126 and 127; thence with the common line of said lots N. 5-16 W. 185 feet to an iron pin on Woodleigh Drive; thence with the southern side of Woodleigh Drive S. 82-57 E. 50 feet to a point; thence continuing with said side of Woodleigh Drive S. 69-23 E. 70 feet to an iron pin, the point of beginning.

S. 11.20



which has the address of **22 Woodleigh Drive, Taylors, S. C.** (Street) (City)  
**29687** (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 seized 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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