

MORTGAGE

RECORDED

THIS MORTGAGE is made this 19th day of December, 1978, between the Mortgagor, Janice F. Gilmore, (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 One Hundred Twenty-three Thousand Seven Hundred Fifty & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 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 September 1, 2009;

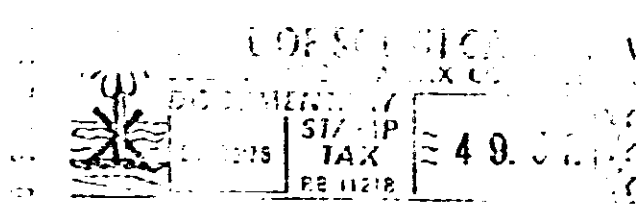
SECURE

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 north-western side of Strathmore Drive, and being shown and designated as Lot No. 5 on a plat of Strathmore, prepared by Campbell and Clarkson, Surveyors, dated December 14, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4N, at Page 57, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lot Nos. 4 and 5, running thence with the common line of said Lots, N. 17-22 W. 614 feet to an iron pin on the bank of a creek; thence along the creek the following courses and distances: N. 49-01 W. 130 feet, N. 83-01 W. 151 feet, S. 39-14 W. 218.8 feet to an iron pin at the joint rear corner of Lot Nos. 5 and 6; thence with the common line of said Lots, S. 0-35 E. 473.1 feet to an iron pin at the joint front corner of Lot Nos. 5 and 6; thence with the northwestern side of Strathmore Drive, the following courses and distances: S. 87-50 E. 65.5 feet, S. 71-26 W. 140.1 feet to the point of beginning.

This being a portion of the property conveyed to Janice F. Gilmore by deeds dated March 31, 1971, and recorded in Deed Books 912, at Page 57, and 912, at Page 58.



which has the address of _____ Greer _____ (Street) (City) South Carolina 29651 (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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