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GREENVILLE CO. S. C.

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MORTGAGE

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DONNIE S. TANKERSLEY
R.M.C.

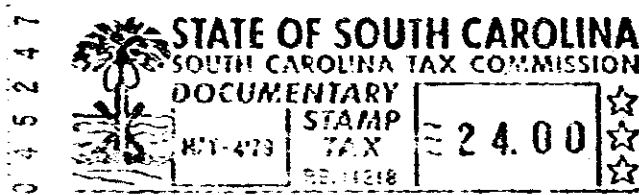
THIS MORTGAGE is made this 3rd day of May 1979, between the Mortgagor, Donald C. Gossett and Dorothy D. Gossett (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina whose address is East Washington Street, Greenville, S.C. (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 3, 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 May 1, 2009.

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: being shown and designated as Lot Number 70 of Sugar Creek Subdivision, Section One, on plat recorded in Plat Book 4-R at Page 86 of the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Sugar Creek Road, said pin being the joint front corner of Lots 70 & 71 and running thence, S 83-13-53 E 220 feet to an iron pin in the rear line of Lot 72; thence, S 39-29-41 W 202.60 feet to an iron pin, joint rear corner of Lots 69 & 70; thence with the common line of said lots, N 61-32-06 W 160.29 feet to an iron pin on the southeasterly side of Sugar Creek Road; thence with the southeasterly side of said Road, N 25-51-01 E 117.65 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Cothran & Darby Builders, Inc. dated April 30, 1979 and recorded on even date herewith



which has the address of Sugar Creek Road, Greenville, South Carolina (Street) (City) (State and Zip Code) (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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