

GREENVILLE, CO. S. C.

Mail to: Wayne M. Brendle  
209 Cameron-Brown Bldg  
Charlotte, N. C. 28204

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DONNIE S. TANKERSLEY

BOOK 1373 PAGE 431

**MORTGAGE**

THIS MORTGAGE is made this 25th day of June 1976, between the Mortgagor, William J. Gill and wife, Doris J. Gill American Family Homes, Inc. (herein "Borrower"), and the Mortgagee, a corporation organized and existing under the laws of North Carolina, whose address is Charlotte, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand Three Hundred and Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 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 per note;

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 County of Greenville, State of South Carolina, near the City of Greenville and being shown and designated on a plat as containing 0.80 of an acre, more or less, made by Carolina Surveying Company, dated April 5, 1976, and of record in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina in Plat Book 5-S at Page, 14 and having such shape, metes, bounds, courses and distances as will more fully appear by reference unto said plat.

The above described property is a portion of the property conveyed unto Ralph Leslie by deed of Dewey Leslie, Floyd Leslie, and Lola Leslie Taylor dated October 17, 1969, and of record in the aforesaid Register of Mesne Conveyance's Office in Deed Book 878, at page 534,

Being the same real estate deeded to Mortgagors in Book 1035, Page 26, Records of Greenville County, to which deed reference is hereby made.



which has the address of (Street) (City) (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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