

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602

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MORTGAGE

THIS MORTGAGE is made this 2nd day of August, 1983, between the Mortgagor, A. C. Gossett, III and Donna C. Gossett, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$14,224.72 (Fourteen Thousand two hundred twenty four dollars and 72/100-----Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 30th, 2003.....;

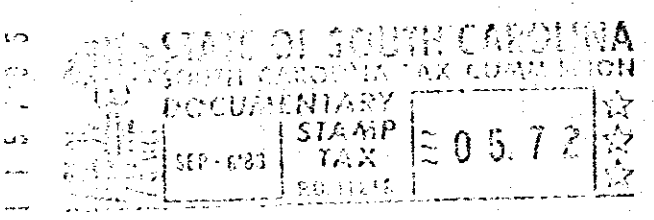
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and described as Lot #117 of Gray Fox Run Sub-Division made by C.O. Riddle, R.L.S., on November 6, 1975 and recorded in RMC Office for Greenville County in Plat Book 5-P, at Page 9, revised March 4th, 1976, said revised Plat being recorded in the R.M.C. Office for Greenville County in Plt Book 5-P, at page 16, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on Gray Fox Square at the joint front corners of Lots #116 and #117 and running thence along the joint line of said lots S 13-20 W 130 feet to an iron pin in the line of Lot 124; thence with Lot #124 N 89-28 W 91.4 feet to an iron pin at the joint corner of Lots #117, #118, #123, and #124; thence with the line of lot #118 N12-17 W 130 feet to an iron pin on Gray Fox Square; thence East on said Square N84-07 E 75 feet to an iron pin; thence continuing along said Square S 83-04 E 75 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Threatt Enterprises Inc. and recorded in the RMC Office for Greenville County on 06/19/78 in Deed Book 1081 at Page 486.

This is a second mortgage and is Junior in Lien to that mortgage executed by A. C. Gossett, III and Donna C. Gossett which mortgage is recorded in RMC Office for Greenville County on 06/19/78 in Book 1435 at Page 563.



which has the address of 601 Gray Fox Square Taylors, South Carolina 29687 (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 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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