

FILED
Mortgagee's Address: GREENVILLE CO. SC 301 College Street, Greenville, S. C. 29601

MAR 15 11 40 AM '84

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 14th day of March, 1984, between the Mortgagor, Elizabeth G. Gruber, (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").

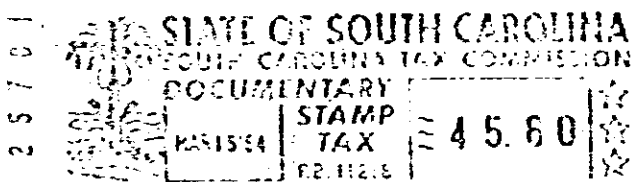
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred, Fourteen Thousand and no/100 (\$114,000.00) --- Dollars, which indebtedness is evidenced by Borrower's note dated March, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014.....;

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 located in County of Greenville, State of South Carolina, lying and being on the northeastern intersection of Pelham Road and Graystone Road, being shown as a 3.29 acre tract of land according to plat entitled, "Survey for Elizabeth G. Gruber" by Freeland and Associates dated March 8, 1984 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Graystone Road and Pelham Road and running thence with the eastern edge of Graystone Road N. 16-38 E. 168 feet to an iron pin; thence continuing with the eastern side of Graystone Road N. 17-54 E. 195 feet to an iron pin in line of property now or formerly of A. C. Crouch; thence with the line of property now or formerly of A. C. Crouch S. 73-43 E. 396.67 feet to an iron pin in line of property now or formerly of Norwood; thence with the line of property now or formerly of Norwood S. 23-45 W. 403.4 feet to an iron pin on the northern side of Pelham Road; thence with the northern side of Pelham Road N. 67-41 W. 352.7 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagor herein by deed of Equitable Relocation Management Corporation dated March 1, 1984 and recorded herewith in the RMC Office for Greenville County.



which has the address of 705 Pelham Road Greenville,
(Street) (City)
South Carolina 29615 (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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