

301 College Street, Greenville, S. C. 29601

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FILED S.C.
APR 23 1984

MORTGAGE

THIS MORTGAGE is made this 23rd day of May, 1984, between the Mortgagor, CARROLL FURMAN GAMBRELL AND LINDA K. GAMBRELL, (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").

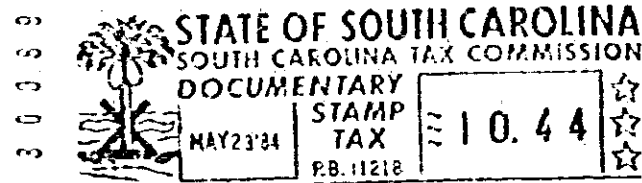
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Fifty-One & 85/100 (\$26,051.85) Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 31, 2004.

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 being shown as 1.147 acres, Part Tract 1, on a plat entitled "Survey for Carroll F. Gambrell and Linda K. Gambrell, prepared by Freeland and Associates, dated May 11, 1984, and recorded in the RMC Office for Greenville County in Plat Book 10 Q at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Ridgeway Road at a joint corner with property identified on said plat at Tract 2 and running thence along a joint line with Tract 2 S. 9-56 W. 200.0 feet to an iron pin; thence running N. 80-02 W. 249.83 feet to an iron pin; thence running N. 9-56 E. 199.86 feet to an iron pin in the center of Ridgeway Road; thence running along the center of Ridgeway Road S. 80-04 E. 249.83 feet to an iron pin being the point of beginning.

This is a portion of that certain property conveyed to Linda K. Gambrell my deed of Patricia Ann Davis dated October 31, 1979 and recorded in the RMC Office for Greenville County on November 13, 1979 in Deed Book 1115 at Page 469. Linda K. Gambrell subsequently conveyed an undivided one-half interest therein to Carroll Furman Gambrell by deed dated October 31, 1979 and recorded in the RMC Office for Greenville County on November 13, 1979 in Deed Book 1115 at Page 472.



which has the address of Route 3, Box 169-1A Honea Path,
(Street) (City)
SC 29654 (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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