

✓ 01-74-1051

FILED
GREENVILLE CO. S. C.
DEC 23 2 38 PM '83

MORTGAGE

VOL 1641 PAGE 803

BOOK 86 PAGE 597

THIS MORTGAGE is made this 9th day of December 1983, between the Mortgagor, Gilbert Court Properties, A General Partnership (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street - Gaffney, South Carolina 29340 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen thousand twenty ONE RND and 24/100's (\$13,021.24) Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 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 January 1, 1985

from pin; thence North 60-51 East 260 feet to an iron pin on the western side of Gilbert Court; thence along the western side of Gilbert Court following the curvature thereof, the chord being North 29-55 West forty (40) feet and North 21-21 West forty (40) feet to the beginning corner.

RKD This being the same property conveyed to the Mortgagors by deed of Robert J. and Edith L. Bailey dated July 16, 1979 and recorded in the RMC Office of Greenville County in Deed Book 3840, Page 373.

This property is conveyed subject to all restrictions, setback lines, roadways, zoning ordinances, easements, rights of ways and restrictions, if any, affecting the above described property and as shown on the plats.

The aforesaid property is encumbered by a mortgage given to First Federal Savings and Loan Association by Gilbert Court Properties dated July 16, 1979, and recorded in the RMC Office for Greenville County in Mortgage Book 1469, page 367.

TAX MAP REFERENCE: 3749
FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
DEC 23 1983 TAX \$65.24

By Patricia E. DeLoe
LOAN SERVICE OFFICER
which has the address Greenville, S. C. (City)
Greenville (Street)
(State and Zip Code) (herein "Property Address"); AUG 2 1984

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, 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.

Irvin Henry Phillips, Jr.

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