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DEPT. OF REVENUE  
GREENVILLE S.C.

BOOK 1571 PAGE 334

# MORTGAGE

THIS MORTGAGE is made this 28th day of May, 1982, between the Mortgagor, STEPHEN J. GUST and MARJORIE E. GUST, (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-One Thousand and eight hundred and no/100ths-Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2001.....;

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, on the northerly side of Edwards Mill Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 54 on plat entitled "Seven Oaks" prepared by C. O. Riddle, dated May 15, 1972, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 4R, page 6 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Edwards Mill Court, said pin being the joint front corner of Lots 54 and 55 and running thence N. 15-28 E. 226.7 feet to an iron pin, joint rear corner of Lots 54 and 55; thence S. 56-40 W. 110 feet to an iron pin joint rear corner of Lots 72 and 73; thence S. 71-33 W. 112.8 feet to an iron pin on the rear line of Lot 52; thence S. 22-30 E. 80 feet to an iron pin, joint rear corner of Lots 52 and 53; thence S. 40-07 E. 86.15 feet to an iron pin on Edwards Mill Court, joint front corner of Lots 53 and 54; thence with the northerly side of Edwards Mill Court, the chord of which is N. 71-58 E. 55 feet to an iron pin, the point of beginning.

The Grantees herein have satisfied that certain mortgage held by First Federal Savings and Loan dated August 25, 1972 and recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgage Book 1246 at Page 471.

This being the same property conveyed to the Mortgagors herein by deed of Charles H. Harrison and Racheal H. Harrison, of even date, to be recorded herewith.

which has the address of 4 Edwards Mill Court Taylors,  
(Street) (City)  
S. C. 29687 (herein "Property Address");  
(State and Zip Code)

420 8 38211801

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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