

MORTGAGE

CONNIE S. TAMMERSLEY
R.M.C.

THIS MORTGAGE is made this 6th day of February 1978 between the Mortgagor, Allan D. Gott and Kathleen R. Gott (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 1979 (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, 1999

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 those pieces, parcels or lots of land, situate, lying and being on the southeastern side of Batson Road (also now or formerly known as the State Park Road) in Greenville County, South Carolina, being shown and designated as Lots 3, 4, and 5 on a plat of the property of Mary C. Reid, et al made by Dalton & Neves, Engineers, dated June 8, 1972, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 25, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Batson Road at the corner of property now or formerly owned by W. W. Wilkins and running thence with the southeastern side of Batson Road, the following courses and distances: N. 49-43 E., 75 feet to a point, N. 44-54 E., 75 feet to a point, (front corner of Lots 4 and 5) N. 30-44 E., 150 feet to a point, (joint front corners of Lots Nos. 3 and 4) N. 40-44 E., 75 feet to a point and N. 48-46 E., 75 feet to a point at the corner of Lot No. 2; thence along the common line of Lots Nos. 2 and 3, S. 38-20 E., 1,022.3 feet to an iron pin; thence along the line of property now or formerly owned by W. W. Wilkins, S. 49-42 W., 450 feet crossing a branch to a stone and old iron pin; thence along the line of said property (said line being the southwesternmost side line of Lot 5) N. 38-00 W., 974.7 feet to the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of Charles Lawton Reid, Jr., et al recorded in Deed Book 1683 at page 223 on July 17, 1978.

RECORDED
FEB 10 1978
10 00

which has the address of State Park Road Greenville, S. C. 29609 (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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