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1979 4 35 PM '79  
S. C.

MORTGAGE

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THIS MORTGAGE is made this 29th day of August 1979, between the Mortgagors, G. F. Gibbons, Jr. and Ann C. Gibbons, (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

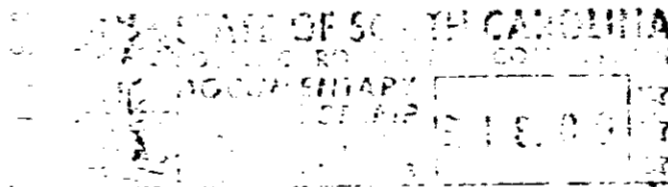
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1979 (herein "Note"), providing for monthly instalments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009.

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 Greenville County, South Carolina, designated as Lot No. 48 on a plat of Section III of Belle Terre Acres on a plat prepared by Piedmont Surveyors on April 20, 1978, recorded in the R. M. C. Office for Greenville County in Plat Book 6-H, at Page 44, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on El-Je-Ma Forest, joint front corner of Lot 47 and Lot 48, and running thence N. 10-53 E. 200 ft. to a point on a creek; thence S. 85-53 E. 234 ft. to a point on the said creek, said creek being the line; thence S. 49-39 W. 245.25 ft. to a point on a cul-de-sac on El-Je-Ma Forest; thence along said cul-de-sac N. 74-03 W. 56 ft. to a point; thence S. 46-20 W. 50 ft. to the point of beginning.

THIS being the same property conveyed to the mortgagors by deed of James W. Mahon on July 3, 1979, and recorded in the R. M. C. Office for Greenville County in Deed Book 1106, at Page 87.



which has the address of Belle Terre Acres, Piedmont, South Carolina (herein "Property Address");

To HAVE AND TO HGLD 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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