

GRANT FILED  
S.C.  
APR 25 3 47 PM '80  
DONALD W. WILKINSON  
R.M.C.

BOOK 1501 PAGE 839

# MORTGAGE

THIS MORTGAGE is made this 25th day of April 1980 between the Mortgagor, Fredrick L. Gibbs, Jr. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand Four Hundred and 00/100 (\$42,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 1980 (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 1, 2010.

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 buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Kenilworth Drive, and being known and designated as Lot No. 15 on a plat of Section 4, Wellington Green, prepared by Piedmont Engineers & Architects, dated October, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "WWW" at Page 36, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Kenilworth Drive at the joint front corner of Lots 14 and 15 and running thence along the western side of Kenilworth Drive, S. 14-25 W. 40.0 feet to a point; thence still with the western side of Kenilworth Drive, S. 8-51 E. 40.0 feet to a point; thence S. 88-38 W. 220.9 feet to a point; thence along Brushy Creek at the rear line of the subject Lot No. 15, N. 14-59 E. 175.0 feet to a point; thence along the common line of Lots Nos. 14 and 15, N. 64-35 W. 198.6 feet to a point on the western side of Kenilworth Drive, the point of beginning.

The above described property is the same acquired by the Mortgagor herein by deed from Robert A. Pippin, Sr., and Glenda H. Pippin, recorded in the Greenville County R.M.C. Office on April 29, 1980.

South Carolina Federal Savings & Loan Association  
1500 Hampton Street  
Columbia, South Carolina 29201

RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA  
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which has the address of 1110 Kenilworth Drive Greenville, S.C. (herein "Property Address");  
[Street] [City] [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 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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