

GREENVILLE CO. S.C.

MORTGAGE

THIS MORTGAGE is made this 16th day of October, 1980, between the Mortgagor, Martin D. Gunsalus and Doris D. Gunsalus

(herein "Borrower"), and Mortgagee, Pickens Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Cedar Rock Street, Pickens, South Carolina, 29671 (herein "Lender").

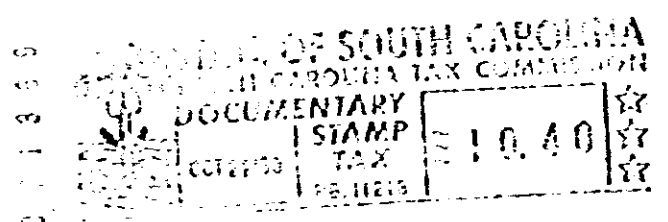
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Maturity;

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 tract of land situate, lying and being in Greenville County, South Carolina, and being shown on plat prepared by Carolina Surveying Company dated September 10, 1979 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-0, Page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Oak Ridge Road being approximately 325.75 feet from the center of the intersection and running thence N 59-12 W 52 feet to an iron pin in the center of a cul-de-sac; running thence through said cul-de-sac along the joint line of Lot 11, S 80-45 W 185 feet to an iron pin; continuing thence along the joint line of Lot 11, N 64-30 W 100 feet to an iron pin; thence along the joint line of Lot 14 N 64-30 W 583.8 feet to an iron pin at or on the east bank of the Saluda River at the joint rear corner with Lot 14; thence running along the east bank of the Saluda River, N 44-06 E 177.7 feet to an iron pin; thence continuing along the east bank of the Saluda River N 6-44 E 223.7 feet to an iron pin at or on the confluence of the Saluda River and an unnamed creek; thence along the line of said creek, N 66-04 E 187.7 feet to an iron pin; thence continuing along said creek N 80-10 E 34 feet to an iron pin at the joint rear corner with Lot 9; thence running along the joint line of Lot 9, S 38-40 E 798.1 feet to an iron pin; thence continuing along the joint line of Lot 9 S 5-00 W 100 feet to an iron pin in the center of Oak Ridge Road, being the point of Beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of James D. Casteel and Margaret L. Casteel as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1111, Page 724 on September 17, 1979. See also correction deed recorded in Deed Book 1118, Page 103 on December 28, 1979.



which has the address of Lot 12, River Ridge Subdivision, Greenville, S.C. 29601 (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 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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