

Post Office Drawer 408
Greenville, South Carolina 29602

RECORDED
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R.M.C. GREENVILLE S.C.

1524 PAGE 35

MORTGAGE

THIS MORTGAGE is made this 7th day of November,
19 80, between the Mortgagor, GATEWOOD BUILDERS, INC.,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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 Sixty Thousand Seven Hundred
Fifty and No/100 (\$60,750.00) Dollars, which indebtedness is evidenced by Borrower's
note dated November 7, 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
October 1, 2011;

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 piece, parcel or lot of land situate, lying and being on the North-
western corner of the intersection of Andulusian Trail and Black Horse Run,
near the City of Greenville, in the County of Greenville, State of South
Carolina, and known and designated as Lot No. 94 of a Subdivision known as
Heritage Lakes, plat of which is recorded in the R.M.C. Office for Greenville
County in Plat Book 6-H at Page 19, and, according to said plat, has the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Andulusian Trail, at the
joint front corner of Lots Nos. 94 and 95, and running thence with the joint
line of said Lots N. 34-15-18 W. 171.75 feet to an iron pin; running thence
N. 55-44-42 E. 135 feet to an iron pin on the Western side of Black Horse Run;
running thence with the Western side of said Run S. 34-15-18 E. 150.33 feet to
an iron pin at the intersection of Black Horse Run and Andulusian Trail; running
thence with the said intersection S. 11-30-18 W. 34.88 feet to an iron pin on
the Northwestern side of Andulusian Trail; running thence with the North-
western side of said Trail S. 57-15-47 W. 110.04 feet to an iron pin, point
of beginning.

This is a portion of the property conveyed to the Mortgagor herein by Comfortable
Mortgages, Inc., by Deed dated December 19, 1978, recorded December 20, 1978, in
Deed Book 1094 at Page 89.

The within Renegotiable Rate Mortgage is modified by the terms and conditions
of the attached Renegotiable Rate Mortgage Rider which is attached hereto and
made a part of this mortgage instrument.

which has the address of Andulusian Trail and Black Horse Run, Heritage Lakes, Simpsonville,
(Street) (City)
South Carolina 29681 (herein "Property Address");
(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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