

LOVE, THORNTON, ARNOLD & THOMAS
 APR 22 3 35 PM '81
 Otis D. Gorman
 176.3-1-14

FILED
 CO. S. C.
 W. D. TANKERSLEY
 R.M.C.

BOOK 1538 PAGE 989

MORTGAGE

THIS MORTGAGE is made this 21st day of April 1981, between the Mortgagor, Otis D. Gorman (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-Six Thousand and no/100ths (\$126,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 21, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1991

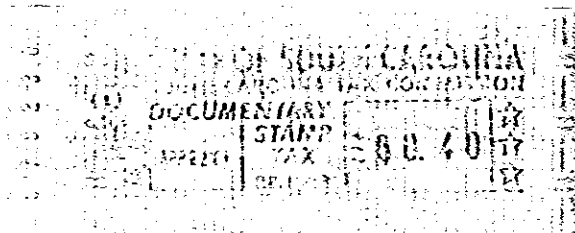
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Greenville Township, Greenville County, State of South Carolina, and in the City of Greenville, on the South side of Gower Street, shown on a plat of property of W. O. Groce as made by Piedmont Engineering Service, A. C. Crouch, Engineer, in August 1949, recorded in Plat Book V at Page 180B, reference to which plat is hereby made; said property being described by metes and bounds, according to said plat, as follows, to-wit:

BEGINNING at an iron pin on the South side of Gower Street, at the intersection of the Southern line of Gower Street with the Eastern line of a certain Twenty foot alley, shown on said plat, and running thence S. 28-30 W., along the Eastern line of said alley, 413 and 8/10 feet to an iron pin on the Northern line of Rochester Alley Extension; thence along the Northern line of Rochester Alley Extension, S. 62 E. 165 and 8/10 feet to an iron pin on the Western line of Groce Avenue as shown on said plat; thence along the Western line of Groce Avenue, N. 28-30 E. 411 and 3/10 feet, more or less, to an iron pin on the South side of Gower Street; thence along the South side of Gower Street, N. 60-37 W. 163 and 4/10 feet to the place of beginning.

This property is bounded on the North by Gower Street, on the East by Groce Avenue, on the South by Rochester Alley extension and on the West by a 20 foot Alley shown on said plat.

DERIVATION: Deed of Aubrey Courtney Shives, Jr. recorded September 1, 1977 in Deed Book 1063 at page 972, in the RMC Office for Greenville County, SC.



which has the address of Groce Village Greenville South Carolina (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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