



MORTGAGE

BOOK 1553 PAGE 480

THIS MORTGAGE is made this 10th day of June 81 between the Mortgagor, Robert J. Gale and Judith D. Gale (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 Eight Thousand Two Hundred Eighty Four Dollars and Twenty Cents, which indebtedness is evidenced by Borrower's note dated June 10, 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 June 1, 1986.

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 the County of Greenville, State of South Carolina, and being known as Lost No. 6, Avice Dale Drive and recorded in the R. M. C. Office for Greenville, County, South Carolina, in Plat Book BB at Page 6 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Spencer Street and Bagwell Avenue and running thence along Bagwell Avenue N. 19-59 W. 91 feet to an iron pin; thence running S. 67-49 E. 259.5 feet to an iron pin, thence running S. 22-11 W. 189.5 feet to an iron pin; thence running N. 46-07 W 164.4 feet to an iron pin; thence running N. 47-48 W. 109.8 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed of Guinell R. Adams dated December 8, 1978 and recorded in the R. M. C. Office for Greenville County, South Carolina, on December 8, 1978 in Deed Book 1093 at Page 469.

Grantees assume and agree to pay in full that certain mortgage given in favor of NCNB Mortgage Corporation dated December 8, 1978 and recorded in the R, M. C. Office for Greenville County, South Carolina, on December 8, 1978 in Mortgages Book 1452 at Page 456, on which remains a balance due of \$ 17,787.72

DERIVATION CLAUSE:

This is the same property conveyed by deed of William C. Davis dated 6-10-81 recorded 6-11-81 in book 1149 at page 759 of the RMC Office for Greenville, S. C.

which has the address of... Route # 13, Staunton Bridge Road, Greenville, South Carolina 29611. (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 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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