

200: 1552 882

GR. ... S.C.
FEB 11 AM '82
R.M.C. ... SLEY

MORTGAGE

THIS MORTGAGE is made this 4th day of February, 1982, between the Mortgagor, Gatewood Builders Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

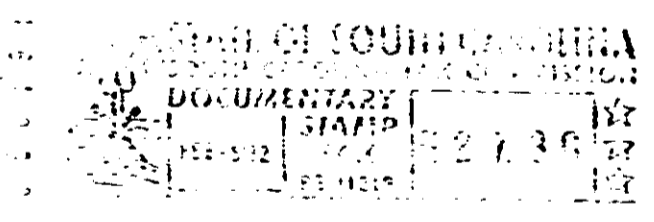
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Eight Thousand Four Hundred and 00.100 (\$68,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 4, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2013.....;

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 at the Southeastern corner of Swamp Fox Trail and Kings Mountain Drive, near the City of Greenville, in the County of Greenville, in the State of South Carolina, and know and designated as lot number 296 of a subdivision Canebrake Phase 3, plat of which is recorded in the R.M.C. Office for Greenville County, in plat Book 7X at Page 97, and according to said plat has the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Kings Mountain Drive at the joint lots numbers 295 and 296 and running thence with the joint line of said lot S. 18-08 E. 101.47 feet: to an iron pin at the joint rear corner of lots numbers 296 and 297 running thence with the joint line of said lots S. 71-51.W. 130 feet: to an iron pin on the eastern side of Swamp Fox Trail, running thence with the eastern side of said trail N. 18-08 W. 73.45 feet: to an iron pin at the intersection of Swamp Fox Trail, with Kings Mountain Drive, running thence with said intersection N. 24-54 E. 36.55 feet: to an iron pin on the southern side of Kings Mountain Drive, running thence with the southern side of said drive N. 71-09 E. 105.07 feet: to an iron pin point of beginning:

This is the identical property conveyed to the Mortgagor herein by deed of College Properties, Inc. to be recorded herewith.



which has the address of Lot 296 Canebrake Greer, S. C. 29651 (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.

400 6 21221801

28
80
0.

4328 RV-21