

RECORDED
S. C.
11 40 AM '82
DEPT. OF REVENUE
GREENVILLE

BOOK 1573 PAGE 447

MORTGAGE

THIS MORTGAGE is made this 23rd day of June, 1982, between the Mortgagor, Hugh A. Gilchrist and Grace W. Gilchrist, (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").

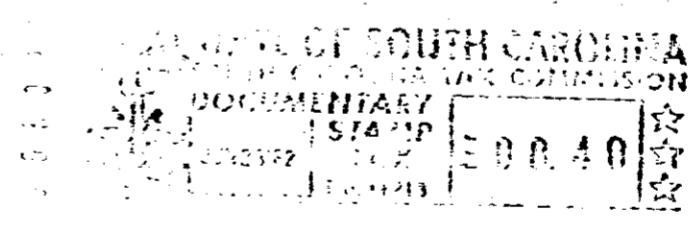
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty One Thousand and No/100 (\$21,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1987.....;

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 State of South Carolina, County of Greenville, being known and designated as Lot No. 225, of Sector V, of a subdivision known as Botany Woods according to a plat thereof prepared by Piedmont Engineering Service, May, 1961, and recorded in the RMC Office for Greenville County in Plat Book YY, at Pages 6 and 7, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hiawatha Drive, joint front corner of Lots Nos. 224 and 225, and running thence along the joint line of said lots, S. 33-27 W. 178.4 feet to an iron pin at the joint rear corner of Lots Nos. 224 and 225; thence with the rear line of Lot No. 225, S. 54-39 E. 113.0 feet to the joint rear corner of Lots Nos. 225 and 226; thence with the joint line of said lots, N. 32-19 E. 172.4 feet to an iron pin on the southern side of Hiawatha Drive, joint front corner of Lots Nos. 225 and 226; thence with the southern side of Hiawatha Drive, N. 51-30 W. 110.0 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed of Bankers Trust of S.C. as Executor of the Estate of Florence Marsh recorded in the RMC Office for Greenville County on JUNE 14 1982 in Deed Book 1168 at page 537.



which has the address of 8 West Hillcrest Drive Greenville, S.C. 29609 (herein "Property Address");
(Street) (City) (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 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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