

FILED
GREENVILLE S.C.

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DONNIE S. TAYLOR
R.M.C.

REC: 1599 REG: 594

MORTGAGE

THIS MORTGAGE is made this 29th day of March, 1983, between the Mortgagor, Douglas Roy Gleason, Gayle H. Vaughan, Douglas D. Gleason, and Brenda V. Gleason, (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").

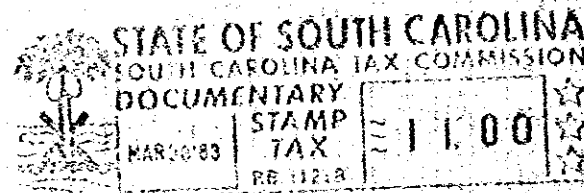
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand Four Hundred Fifty and no/100's Dollars, which indebtedness is evidenced by Borrower's note dated March 29th, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 rights, title and interest in and to that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the west side of Essex Court, being shown as Lot No. 3, according to plat recorded in the R.M.C. Office for Greenville County in Plat Book W. Page 31, and being more particularly shown on a plat of property of Floyd Macon Kay, Jr., prepared by R. W. Dalton, Engineer, May 1954, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the West side of Essex Court, joint front corner of Lots 2 and 3, said pin being 115 feet in a Northerly direction from a County road; and running thence along the joint line of said lots, S. 86-15 W. 127.7 feet to an iron pin; thence turning and running N. 1-50 W. 60.04 feet to an iron pin at join rear corner of Lots 3 and 4; thence turning and running along the join line of said lots, N. 86-15 E. 125.7 feet to an iron pin on the West side of Essex Court; thence turning and running along the West side of Essex Court, S. 3-45 E. 60 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by Fred Rumler on March 29th, 1983, and recorded March 30th, 1983, in Deed Book 1185 at Page 198.



which has the address of 5 Essex Court, Greenville, (City)
South Carolina 29609 (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 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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