

REGULATION NO. 22
COMPLIES WITH

GREENVILLE CO. S.C.
DONNIE S. TANKERSLEY
R.M.C.

JUN 29 4 56 PM '73

BOOK 1283 PAGE 167

MORTGAGE

THIS MORTGAGE is made this 29th day of June, 19 73,
between the Mortgagor, N. Walker Gunn, Jr.

(herein "Borrower"),
and the Mortgagee, James Financial Corporation, a corporation
organized and existing under the laws of Ohio, whose address
is 1707 Cleveland Ave. N.W., Canton, Ohio 44711 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand
Five Hundred And No/100 Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (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
2003;

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 with improvements thereon,
situate, lying and being in the State of South Carolina, County of
Greenville being known and designated as Lot 4 American Legion Property
and according to the plat being duly recorded in Plat Book 4-Z at Page
19 in the R.M.C. Office for Greenville County and being further described
by the plat prepared for the mortgagor by Wolfe & Huskey, R.L.S. on
June 26, 1973, to be recorded herewith, as having the following metes
and bounds to-wit:

BEGINNING at an iron pin on the bank of American Legion Road
and running thence along Greenville County School Property S. 72-17
E. 120 ft. to an old iron pin, thence S. 17-55 W. 151.72 ft. to an
old iron pin, thence along the dirt street N. 82-18 W. 104.75 ft. to
an old iron pin, thence N. 26-31 W. 28.10 ft. to an old iron pin,
thence along American Legion Road N. 23-37 E. 75.10 ft. to an iron
pin, thence continuing along American Legion Road N. 14-21 E. 75.23
ft. to the point of beginning.

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, appur-
tenances, 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 Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.