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GREENVILLE CO. S. C.

P. O. Box 937  
Greenville, S. C. 29602

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BOOK 1434 PAGE 322

JOHNIE S. TANNERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 5th day of June, 1978, between the Mortgagor, Levis L. Gilstrap, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 1978, (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, 2007

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 together with all buildings and improvements, situate, lying and being at the southwestern corner of the intersection of Standing Springs Road with Nicklaus Drive in Greenville County, South Carolina, being shown and designated as Lot No. 11 on a plat of Tar Acres made by Webb Surveying and Mapping Company dated December, 1965, revised June 1966, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP, Pages 12 and 13 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Standing Springs Road at the joint corner of lots nos. 10 and 11 and running thence with the common line of said lots and with the line of lot no. 9, N. 88-26 W. 130 feet to a point; thence along the line of lot no. 12 N. 2-24 W. 273.8 feet to a point on Nicklaus Drive; thence along the southern side of Nicklaus Drive the following courses and distances, to-wit: S 79-07 E. 45 feet to a point, S. 89-53 E. 55 feet to a point, S. 82-53 E. 78 feet to a point, and S. 71-53 E. 50 feet to a point at the intersection of Nicklaus Drive with Standing Springs Road; thence with the curve of the intersection of said roads the chord of which is S. 19-23 E., 30.5 feet to a point on Standing Springs Road; thence along the western side of Standing Springs Road S. 21-43 W. 250.1 feet to the point of beginning.

The above property is the same property conveyed to Levis L. Gilstrap by deed of Donald S. Tarbox, as Trustee, recorded in Deed Book 855, Page 18 on October 28, 1968.

which has the address of Route 4, Lot 11 Standing Springs Road, Greenville, S. C. 29605 (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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