

GREENVILLE CO. S.C.
SEP 13 11 20 AM '78

BOOK 1444 PAGE 682

MORTGAGE (Construction—Permanent)

THIS MORTGAGE is made this 14th day of September, 1978, between the Mortgagor, Gordon L. Gibson and Natalie R. Gibson, (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 Fifty Nine Thousand Nine Hundred and No/100 (\$59,900.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated September 14, 1978, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable June 1, 2009;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated September 14, 1978, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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:

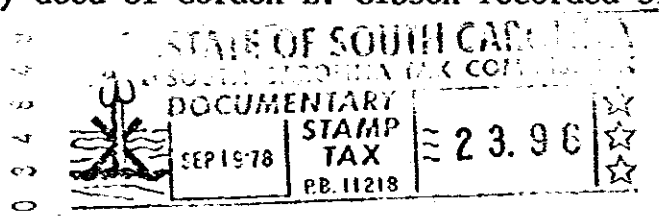
All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the western side of Bridgeton Drive and being known and designated as Lot No. 62 Stratton Place Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, Page 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bridgeton Drive, joint front corner of Lots 61 and 62 and running thence N. 10-32 W., 133.3 feet to an iron pin; thence N. 66-05 W., 95 feet to an iron pin; thence S. 0-26 W., 60 feet to an iron pin at the joint rear corner of Lots 62 and 63; thence N. 84-32 E., 63.8 feet to an iron pin on the western side of Bridgeton Drive; thence with the western side of said Drive, S. 37-00 E., 25 feet to an iron pin; thence continuing with said Drive S. 30-00 E., 50 feet to an iron pin; thence still continuing with said Drive S. 14-00 E., 50 feet to an iron pin; thence still continuing with the western side of Bridgeton Drive S. 05-14 E., 50 feet to the point of beginning.

This is the same property conveyed to the mortgagor, Gordon L. Gibson by deed of Wayne A. Griffith and Betty June Griffith recorded in the R.M.C. Office for Greenville County on May 5, 1978, in Deed Book 1078, Page 661, and the same property conveyed to the mortgagor, Natalie R. Gibson, by deed of Gordon L. Gibson recorded simultaneously herewith.

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Derivation:



which has the address of Bridgeton Drive Greenville, South Carolina (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 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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