

S. C.
JULY 25 1980
WISLEY

1503-4831

MORTGAGE

THIS MORTGAGE is made this 25 day of July, 1980, between the Mortgagor, Jerry W. Gillespie and Diane C. Gillespie, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 SIXTY ONE THOUSAND TWO HUNDRED AND NO/100 (\$61,200.00) -- Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010;

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, in the Town of Simpsonville, being shown and designated as Lot No. 288, Section 5, Sheet 1, of Poinsettia Subdivision, as shown on plat thereof, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 4-R at Page 87, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Rainwood Drive, joint corner with Lot No. 287; thence with the line of said Lot No. 287 S. 66-36 E. 179.5 feet to an iron pin; thence S. 5-00 E. 58 feet to an iron pin; thence S. 85-00 W. 175.0 feet to an iron pin on the eastern side of Rainwood Drive; thence with said Rainwood Drive the following courses and distances: N. 5-00 W. 45 feet, N. 0-40 E. 62.7 feet, and N. 12-15 E. 37.45 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Lauro C. Cadorniga and Cristina E. Cadorniga recorded July 25, 1980, R.M.C. Office for Greenville County, S.C.

which has the address of 113 Rainwood Drive Simpsonville,
(Street) (City)
S.C. 29681 (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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