

MORTGAGE

THIS MORTGAGE is made this 18th day of June 1981, between the Mortgagor, Richard L. Gibson and Rosalie Gibson (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

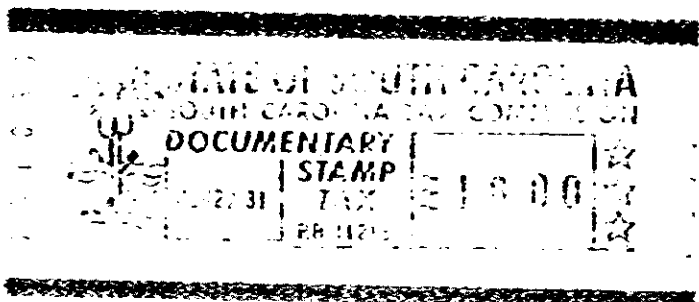
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty thousand and no/100 (40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 18, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011

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 all improvements thereon, situate, lying and being in the State and County aforesaid and being known and designated as Lot No. 20 on a Plat of Seven Oaks Subdivision recorded in the Greenville County R.M.C. Office in Plat Book 4 R at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of East Woodburn Drive, said pin being the joint front corner of Lots 19 and 20, and running thence with the common line of said Lots, S 16-43 E 170.4 feet to an iron pin, the joint rear corner of Lots 19 and 20; thence with the common line of Lots 20 and 21, N 58-30 E 159.5 feet to an iron pin on the southwesterly side of East Woodburn Drive; thence with the southwestern side of East Woodburn Drive, N 30-29 W 73.95 feet to an iron pin; thence continuing with the said Drive on a curve N 53-09 W 69 feet to an iron pin; thence continuing on a curve S 81-30 W 69 feet to an iron pin; thence S 58-49 W 28.1 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagors herein by deed of Milton L. Campbell of even date herewith and recorded simultaneously with this instrument.



which has the address of 102 East Woodburn Drive, Taylors, South Carolina 29687 (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 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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