

FILED  
GREENVILLE CO. S. C.

SEP 1 3 38 PM '81

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1551 PAGE 610

# MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1981, between the Mortgagor, George Donald Gibbins and Anna W. Gibbins (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

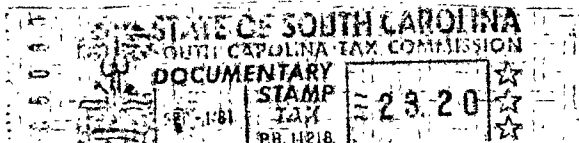
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-eight Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 buildings and improvements thereon, situate, lying and being on the northern side of Woodvale Avenue in the City of Greenville, Greenville County, South Carolina being known and designated as Lot No. 200 and a portion of lot 199 as shown on a plat of TRAXLER PARK made by R. E. Dalton dated March, 1923, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F at Pages 114 and 115 and having according to a more recent survey thereof entitled PROPERTY OF GEORGE DONALD GIBBINS AND ANNA W. GIBBINS made by Freeland & Associates dated August 28, 1981 recorded in Plat Book 87 at Page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodvale Avenue at the joint front corner of lots nos. 200 and 201 and running thence along the common line of said lots, N. 25-23 W. 212.37 feet to an iron pin in the line of lot no. 197; thence along the common line of said lots, N. 64-37 E. 126.20 feet to an iron pin on the southwestern side of Rock Creek Drive; thence along the southwestern side of Rock Creek Drive, S. 63-16 E. 26.60 feet to an iron pin; thence S. 65-25 W. 40.90 feet to an iron pin; thence S. 25-23 E. 203.10 feet to an iron pin on the northern side of Woodvale Avenue; thence along the northern side of Woodvale Avenue, S. 70-53 W. 102.25 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Donald G. Perry and Dorothy S. Perry to be recorded herewith.



which has the address of 83 Woodvale Avenue 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 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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