

FILED
GREENVILLE S.C.

MORTGAGE

MAR 9 3 29 PM '83

THIS MORTGAGE is made this 8 day of March 1983 between the Mortgagor, James F. Gillespie and Carolyn S. Gillespie (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is: 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 8, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 3/8/93;

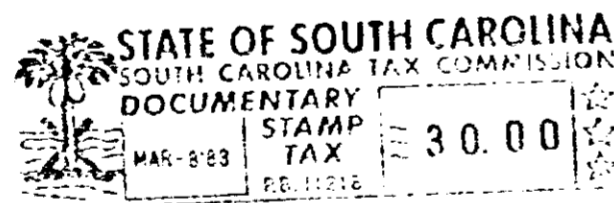
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying and being in the corporate limits of the City of Greenville, County of Greenville, State of South Carolina, on the corner of Pendleton and Mallard Streets and bounded as follows:

BEGINNING at corner of Pendleton and Mallard Streets and runs thence with Pendleton Street 124.3 feet to lot now or formerly owned by Mrs. Gordon Williams; thence with the line of Mrs. Williams' lot 140.2 feet to a stake; thence 124.1 feet to a stake on Mallard Street; thence running with Mallard Street 139.8 feet to the beginning corner on Pendleton Street. Said lot is designated in the Greenville County Block Book Office on Sheet 80 as Lot #3, Block 5.

This is the same property conveyed to the mortgagors herein by deed of Willie Owens and Melvin Owens dated March 8, 1983 and recorded in the RMC Office for Greenville County in Deed book 1134 at page 6.

6 1 8 5 0



515 Pendleton Street Greenville, S.C. (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.

REC-210

4328 RW-21

6 1 8 5 0