

THIS MORTGAGE is made this 28 day of April 1976, between the Mortgagor, Michael W. Gober and Donna R. Gober (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 Seven Hundred Fifty and No/100 (\$40,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2006

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, County of Greenville, in the City of Mauldin, on Boulder Road, shown and designated as Lot No. 25 of a Subdivision known as Forrester Woods, Section I, as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4N at Page 78 and according to said plat, has the following metes and bounds to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 25 and 21 and running along the common line of said lots N. 62-24 W., 160 feet to an iron pin; thence turning and running N. 27-36 E., 110 feet to an iron pin; at the joint rear corner of Lots Nos. 25 and 26; thence turning and running along the joint line of said Lots S. 62-24 E., 160 feet to an iron pin on Boulder Road; thence turning and running S. 27-36 W., 110 feet to the point of beginning.



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which has the address of 114 Boulder Road Greenville County, Mauldin, S.C. S. C. 29661 (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 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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