

GREENVILLE CO. S. C.
MORTGAGE

1395 893

THIS MORTGAGE is made this 28th day of April 1977, between the Mortgagor J. Michael and Susan N. Gilstrap (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand and 00/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2007

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 89 as shown on plat of the subdivision known as COLONIAL HILLS, SECTION 5, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book QQQ, at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Fairford Circle, which iron pin is the joint front corner of Lots Nos. 89 and 90, and running thence N 1-31 E 81.7 feet to a point; thence N 47-43 E 34.6 feet to a point; thence S 86-05 E 84.6 feet to a point; thence S 88-22 E 60.4 feet to a point; thence S 9-11 E 104.2 feet to a point; thence N 88-29 W 190 feet to the point of beginning.

THIS BEING the identical premises conveyed to J. Michael Gilstrap and Susan N. Gilstrap by Deed of Gary L. Capps dated April 28, 1977 and recorded in the Greenville County R.M.C. Office in Deed Book 1055 at Page 495.

MORTGAGEE'S ADDRESS: 500 East Washington Street
Greenville, South Carolina

which has the address of 3 Fairford Circle Taylors,
[Street] [City]
S. C. 29687 (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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