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DONNIE S. TANKERSLEY

**MORTGAGE**

Mortgagee's mailing address: P. O. Box 10148, Greenville, S. C. 29603

THIS MORTGAGE is made this 26th day of January 1979, between the Mortgagor, John D. Gatch, Jr. and Margaret Ann Gatch (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 10121, Greenville, S. C. 29603 (herein "Lender").

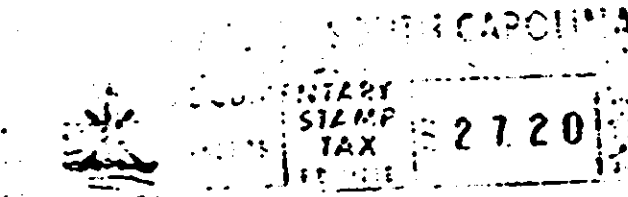
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Eight Thousand and 00/100-- (\$68,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 26, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009

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, being known and designated as Lot No. 42 of Stratton Place Subdivision according to plat prepared by Piedmont Engineers and Architects dated July 10, 1972 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Pages 36 and 37, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Whittington Drive at the joint front corner of Lots 42 and 43 and running thence with the joint line of said lots N. 64-05 W. 170 feet to an iron pin at the joint rear corner of Lots 42 and 43; thence with the rear line of Lot 42 S. 25-55 W. 120 feet to an iron pin at the joint rear corner of Lots 41 and 42; thence with the joint line of said lots S. 64-05 E. 170 feet to an iron pin on the northwestern side of Whittington Drive joint front corner of Lots 41 and 42; thence with the northwestern side of said Drive N. 25-55 E. 120 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Heritage Homes, Inc. dated April 28, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Volume 1078 at Page 269 on May 2, 1978.



which has the address of Del Norte Lane Greenville (Street) (City)  
South Carolina (State and Zip Code) (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 herein described 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.