

P.O. Box 34069, Charlotte, NC 28234

FILED  
GREENVILLE CO. S. C.

VCL 1460 PAGE 419

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# MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 21st day of March 19. 79, between the Mortgagor, Thomas L. Gambrell and Judith A. Gambrell (herein "Borrower"), and the Mortgagee, NCNB Mortgage Corporation, a corporation organized and existing under the laws of North Carolina, whose address is P.O. Box 34069 Charlotte, North Carolina 28234 (herein "Lender").

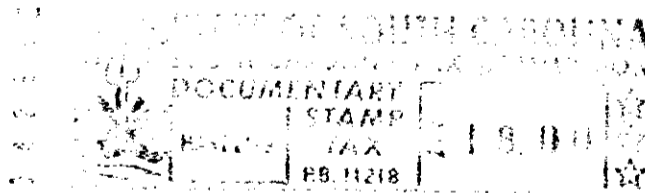
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 21, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 in Greenville County, State of South Carolina in the Town of Simpsonville being known and designated as Lot #200 on plat of POINSETTIA Subdivision, Section IV, PLUS an added strip on the northerly side of said lot, and having according to a recent plat of property of Thomas L. Gambrell and Judith A. Gambrell, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southwesterly side of S. Almond Dr. at the joint front corner of Lots 201 and 200 and running thence with the joint line of said lots S. 63-03 W. 198.15 feet to an old iron pin; thence N. 32-07 W. 150.5 feet to an iron pin; thence a line through Lot 80, Section II of POINSETTIA Subdivision, N. 65-52 E. 206.53 feet to an old iron pin on the southwesterly side of S. Almond Drive; thence with the southwesterly side of S. Almond Drive S. 33-44 E. 19.81 feet to an old iron pin; thence continuing with the southwesterly side of S. Almond Drive S. 28-26 E. 120.09 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Zafar Rahman and Elizabeth Rahman of even date to be recorded herewith.



which has the address of S. 104/Almond Drive Simpsonville (Street) (City)  
SC 29681 (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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