

S. C.
26 PM '79
ERSLEY

14 15 1979

MORTGAGE

THIS MORTGAGE is made this 24th day of August, 1979, between the Mortgagor, ALBERT J. GILSTRAP AND DOROTHY K. GILSTRAP, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THREE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 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 SEPTEMBER 1, 2004.....;

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 the buildings and improvements thereon, lying and being on the southerly side of Belvue Road (formerly Pine Avenue), in Chick Springs Township, near the City of Greenville, S. C., being shown as Lot No. 15 on the plat of Piedmont Park as recorded in the RMC Office for Greenville County, S. C. in Plat Book F, Page 290, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Belvue Road, at the joint front corner of Lots 14 and 15, and running thence along the joint line of said lots, S. 6-38 W. 242.3 feet; thence S. 83-22 E. 100 feet to an iron pin, joint corner of Lots 15 and 16; thence along the joint line of said lots, N. 6-38 E. 233.65 feet to an iron pin on the southerly side of Belvue Road; thence along the southerly side of Belvue Road N. 78-22 W. 100.3 feet to the point of beginning.

This being the same property acquired by the Mortgagors herein by deed of Wade Marion Cartee, Abner Cartee, Maude C. McCoy, Caleb W. Cartee, James R. Cartee, Stephen Cartee, Eleanor C. Scott, Individually and as Executrix of the Estate of Clara Y. Cartee and Sylvia C. Bowling, Individually and as Executrix of the Estate of Clara Y. Cartee of even date to be recorded herewith.

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which has the address of 113 Belvue Road Taylors, South Carolina 29687 (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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