

MORTGAGE

THIS MORTGAGE is made this 20th day of February, 1980, between the Mortgagor, DEWEY R. GOSSETT (herein "Borrower"), and the Mortgagee PALMETTO SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand and no/100 (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Feb 20, 1980 (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, 1995

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 lot, piece, or parcel of land with all improvements thereon or hereafter constructed thereon, lying, being and situate in Greenville County, South Carolina, in the Town of Mauldin and being the northwestern portion of land described in plat entitled "Olin J. Coker," by C. O. Riddle, dated Jan. 6, 1978, of record in Plat Book 6-L, Page 49 in the R.M.C. Office for Greenville County. The said parcel according to the aforementioned plat has the following courses and distances, to wit:

BEGINNING at a N/C on Murray Drive and running along Murry Drive S 18-34 E, 120.0 feet more or less to a N/C; thence N 75-43 E, 29.93 feet more or less, to I.P.; thence N 75-43 E, 113.45 feet more or less to an I.P.; thence N 18-53 W, 120.0 feet more or less to an old I.P.; thence S 75-45 W, 142.8 feet more or less to an I.P.; thence S 75-45 W, 29.38 feet more or less to beginning N/C.

Said land is subject to rights-of-way and easements of record and appearing on the ground.

This being the identical property conveyed to mortgagor herein by deed of Olin J. Coker dated Jan. 12, 1978 recorded Jan. 16, 1978 in the RMC Office for Greenville County in Deed Book 1071 at Page 965.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, FEBRUARY 21, 1980.

which has the address of Murry Drive Mauldin, S. C. (herein "Property Address");
(Street) (City) (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 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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