

THIS MORTGAGE DEED, Executed the 25th day of June A. D., 19 80, by James L. Bass and Vivian L. Bass

Hereinafter called the Mortgagor S which term shall include the heirs, legal representatives, successors and assigns of the said Mortgagors wherever the context so requires or admits, to Gulf Equities, Inc.

hereinafter called the Mortgagee , which term shall include the heirs, legal representatives, successors and assigns of the said Mortgagee wherever the context so requires or admits.

WITNESSETH: That for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note... of even date herewith hereinafter described, the said Mortgagors do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee , its heirs, successors and assigns, all the certain piece..., parcel ... or tract... of land, of which the said Mortgagor S now seized and possessed and in actual possession, situate in the county of Greenville and State of South Carolina, described as follows:

All that 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. 52, on a plat of Map No. One, Section Two, Sugar Creek, which plat is of record in the RMC Office for Greenville County, in Plat Book "7 C", at Page 68.

This being the same property conveyed to the Mortgagors herein by Deed of Cothran and Darby, of even date and to be recorded herewith in the RMC Office for Greenville County.

Mortgagee's address: 14th Floor, Gulf Life Tower, Jacksonville, Fla.32207

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY
JUL 26 1980

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title, interest, property, possession, claim and demand whatsoever as well in law as in equity of the said Mortgagor in and to the same and every part and parcel thereof unto the said Mortgagee , and its heirs, successors and assigns, in fee simple.

And said Mortgagor s for themselves and their heirs, legal representatives, successors and assigns, hereby covenant with said Mortgagee , its heirs, legal representatives, successors and assigns, that said Mortgagor S indefeasibly seized of said land in fee simple; that the said Mortgagors full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for said Mortgagee , its heirs, legal representatives, successors and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land and every part thereof; that said land is free from all incumbrances; that said Mortgagor S, their heirs, legal representatives, successors and assigns, will make such further assurances to perfect the fee simple title to said land in said Mortgagee , its heirs, legal representatives, successors and assigns, as may reasonably be required; and that said Mortgagor do hereby fully warrant the title to said land and every part thereof and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, That if said Mortgagors shall pay unto the said Mortgagee the certain promissory note..., of which the following in words and figures true cop..., to-wit: \$73,600.00 together with interest at the rate of 9-5/8%, repaid in the amount of \$625.60 each month for 360 months beginning July 1, 1980.

RECORDED

4328 RV-2