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1980
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MORTGAGE

THIS MORTGAGE is made this 24th day of July, 1980, between the Mortgagor, WILLIAM L. GORDON & ESTELLE F. GORDON, (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 Fifty One Thousand Seven Hundred Fifty & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 24, 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 August 1, 2005.

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 unit of land with buildings and improvements thereon, situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, being known and designated as Unit 1 and Unit 2 on plat of William L. and Estelle F. Gordon as prepared by Gould & Associates, Surveyors, dated July 24, 1980, and recorded in the RMC Office for Greenville County in Plat Book 8-C, Page 68, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of Old Rutherford Road and running thence with said Road S. 61-05 W., 25 feet to an iron pin; thence still with said Road S. 55-22 W., 50 feet to an iron pin; thence turning and running N. 36-22 W., 120 feet to an iron pin; thence running along the rear of the property N. 55-22 E., 50 feet to an iron pin; thence still with the rear of the property N. 61-05 E., 25 feet to an iron pin; thence turning and running S. 36-22 E., 120 feet to an iron pin on the edge of Old Rutherford Road, the point of beginning.

This being the identical property as conveyed to the Mortgagors by deed of John J. Stubblefield, Sr. and Carol F. Stubblefield recorded May 9, 1980 in Deed Book 1125, Page 596, RMC Office for Greenville County.

which has the address of Units 1 & 2, St. Mark Manor Taylors,
(Street) (City)
South Carolina 29687 (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 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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