

Post Office Box 1268
Greenville, S.C., 29602

RECORDED
S. C.
AUG 14 1980
SHERMAN

MORTGAGE

BOOK 1510 PAGE 332

THIS MORTGAGE is made this 7th day of August, 1980, between the Mortgagor, GATEWOOD BUILDERS, INC. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Seven Hundred Fifty and No/100 (\$30,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 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, 2010;

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 situate, lying and being on the Northern side of Trent Drive, Greenville County, South Carolina, being shown and designated as Lot No. 165 on a plat of Avon Park, recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Trent Drive, joint front corner of Lots Nos. 164 and 165, and running thence with the common line of said Lots N. 79-44 W. 190 feet to an iron pin; thence with the rear line of Lot No. 165 S. 83-34 W. 89.5 feet to an iron pin, joint rear corner of Lots Nos. 165 and 166; thence with the common line of said Lots S. 79-44 E. 240 feet to an iron pin on the Northern side of Trent Drive; thence with the said Trent Drive N. 10-16 E. 80 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by June L. Brooks by Deed executed and recorded simultaneously herewith.

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which has the address of Lot 165, Trent Drive, Avon Park, Taylors, S.C. 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 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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