

FILED
GREENVILLE CO. S. C.

AUG 21 10 36 AM '80

1512 3

Post Office Drawer 408
Greenville, South Carolina 29602

DORNE B. HARRISLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 20th day of August, 1980, between the Mortgagor, Gatewood Builders, Inc., (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").

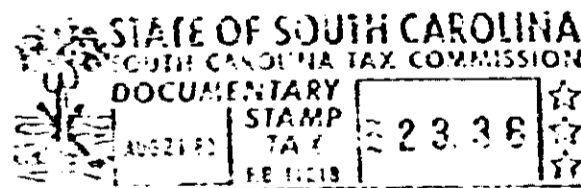
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Eight Thousand Three Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011;

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 piece, parcel or lot of land situate, lying and being at the North-western corner of the intersection of Percheron Path and Hackamore Court, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 106 of a Subdivision known as Heritage Lakes, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 18, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Percheron Path, at the joint front corner of Lots Nos. 81 and 106, and running thence with the joint line of said Lots N. 16-23-19 W. 167.43 feet; running thence with the line of Lot No. 105 S. 80-26-39 E. 227.58 feet to an iron pin on the Western side of Hackamore Court; running thence with the Western side of said Court S. 3-42-57 W. 60.56 feet to a point; thence continuing with said Court S. 2-07-27 W. 17 feet to an iron pin at the intersection of said Court with Percheron Path; running thence with the intersection of said Streets S. 42-52-34 W. 35.39 feet to a point on the Northern side of Percheron Path; running thence with said Path S. 87-52-34 W. 39 feet; thence continuing with said Path S. 80-44-37 W. 112.32 feet to an iron pin, point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by Comfortable Mortgages, Inc. by Deed dated December 19, 1978, recorded December 20, 1978, in Deed Book 1094 at Page 89.



which has the address of Lot 106, Percheron Path, Heritage Lakes, Simpsonville, S.C. 29681 (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.

4328 RV-2