

FILED
GREENVILLE CO. S. C.
AUG 22 4 41 PM '80
DONNIE S. TARKERSLEY
R.M.C.

1312-013

MORTGAGE

THIS MORTGAGE is made this 22nd day of August, 1980, between the Mortgagor, Lollie G. Gibson

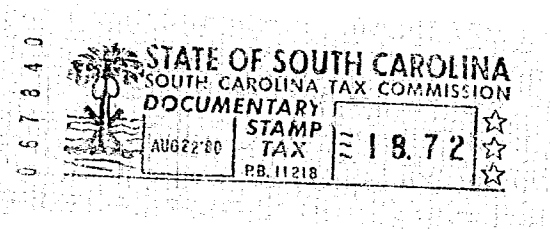
, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Six Thousand, Eight Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 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 September 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:

being known and designated as Lot No. 3 of Block 9 on a plat entitled, "Property of H. K. Townes", prepared by H. S. Brockman, Surveyor, dated March 8, 1941 and recorded in Plat Book K at page 84, and being more accurately described on a recent plat entitled, "Property of Lollie G. Gibson", prepared by Carolina Survey Company, dated August 21, 1980 to be recorded herewith. The subject property fronts on the south-easterly side of Owens Road a distance of 144.2 feet.

THIS is the identical property conveyed to the Mortgagor by deed of J. A. Gibson, recorded on April 5, 1947 in Deed Book 361 at page 241.



which has the address of 38 Owens Road, Taylors, S. C. 29687

(Street)

(City)

(State and Zip Code)

(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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