

Post Office Drawer 408  
Greenville, South Carolina 29602

SEP 18 3 41 PM '80

1518 520

CONN. S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 18th day of September,  
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 Sixty-Five Thousand Six Hundred  
and No/100 (\$65,600.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated September 18, 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, 2011;

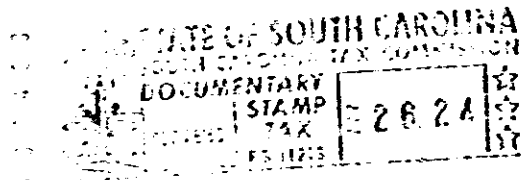
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest  
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect  
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein  
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 on the Northern  
side of Pebble Stone Lane, near the City of Greenville, in the County of  
Greenville, State of South Carolina, and known and designated as Lot No. 69  
of a Subdivision known as Pebble Creek, Phase IV, Section 2, plat of which is  
recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at Page  
47, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Pebble Stone Lane, at the  
joint corner of Lots Nos. 69 and 62, and running thence with the Northern  
side of said Lane N. 83-48 W. 150 feet to an iron pin; running thence along  
a 50 foot radius in the Road N. 6-12 E. 25 feet; thence continuing with said  
radius N. 12-31 W. 32.10 feet to an iron pin at the joint corner of Lots Nos.  
69 and 70; running thence with the joint line of said Lots N. 58-45 E. 140.22  
feet to an iron pin in the line of Lot No. 64; running thence S. 32-58 E. 91.25  
feet to an iron pin; running thence S. 9-12 W. 70 feet to an iron pin on the  
Northern side of Pebble Stone Lane, point of beginning.

This is the identical property conveyed to the Mortgagor herein by Pebblepart,  
Ltd., a South Carolina Limited Partnership, by Deed recorded simultaneously  
herewith.

THE WITHIN RENEGOTIABLE RATE MORTGAGE IS MODIFIED BY THE TERMS AND CONDITIONS OF  
THE ATTACHED RENEGOTIABLE RATE MORTGAGE RIDER WHICH IS ATTACHED HERETO AND MADE  
A PART OF THIS MORTGAGE INSTRUMENT.



which has the address of Pebble Stone Lane, Pebble Creek, Phase IV, Taylors,  
South Carolina 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 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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