

FILED
G.P. CO. S.C.

MAR 16 12 06 PM '81

CONNOR HANNAERSLEY
R.M.C.

Closing Date: March 18, 1981
(Date Instrument Delivered)

MORTGAGE

RENEGOTIABLE RATE NOTE
(See Rider Attached)

BOOK 1535 PAGE 496

THIS MORTGAGE is made this 18th day of March, 1981, between the Mortgagor, Michael A. Gust and Christine G. Gust (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

"NOTE" includes all Renewals and Amendments of the Note dated March 18, 1981

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Nine Thousand Five Hundred and no/100ths-- (\$79,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, near the Town of Mauldin, and being shown and designated as Lot Number Two (Lot #2) on a Plat of R. B. Landers and A. Otis DeLaney by C. O. Riddle, RLS, dated June 2, 1980, revised February 19, 1981 and recorded in Plat Book 8L, at Page 73, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Northwestern edge of Mustang Circle, joint front corner with Lot #1 as shown on aforesaid plat; running thence S. 79-17 W., 219.98 feet to an iron pin; thence turning and running N. 6-55 W., 185 feet to an iron pin; thence turning and running S. 70-42 E., 192.57 feet to an iron pin in the Northwestern edge of Mustang Circle; thence along said circle S. 33-11 E., 84.46 feet to an iron pin; thence S. 50-52 E., 13.46 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagor(s) herein by deed of A. Otis DeLaney and Sharon O. DeLaney, of even date, to be recorded herewith.

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CHONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND April 1, 2011. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of Lot #2 Mustang Circle, Oak Fern Subdivision, Simpsonville, SC
(Street) (City)

..... (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 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.

GCTO --- 1 MR19 81 1552

S.OOCT

049

4328 RV-2