

OCT 29 AM '81

DONALD W. HENRISLEY
R.M.C.

BOOK 1556 PAGE 577

MORTGAGE

THIS MORTGAGE is made this 29th day of October, 1981, between the Mortgagor, Gary L. Douty and Denise L. Douty (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

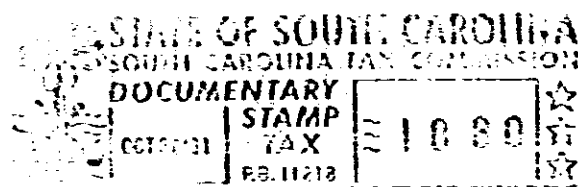
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven thousand and ~~no/100~~ (47,000.00) dollars, which indebtedness is evidenced by Borrower's note dated October 29, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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, together with all improvements thereon, situate, lying and being on the Northern side of Gaithburg Square in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 50 on a plat of Eastgate Village Subdivision, dated May 15, 1973, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Page 31, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Gaithburg Square at the joint front corner of Lot No. 50 and property now or formerly designated as "Open Greenway", and running thence with the line of property now or formerly designated as "Open Greenway", N. 3-36 E. 85 feet to an iron pin at the joint rear corner of Lots Nos. 52 and 50; thence with the line of Lot No. 52, S. 78-22 E. 126.54 feet to an iron pin in the line of Lot No. 51; thence with the line of Lot No. 51, S. 11-16 W. 60.0 feet to an iron pin on the Northern side of Gaithburg Square; thence with the Northern side of Gaithburg Square, the following courses and distances: S. 67-02 W. 20 feet to an iron pin; thence S. 87-21 W. 45 feet to an iron pin; thence N. 80-08 W. 55 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Williams Street Development Corp. dated October 29, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1157, at Page 546.



which has the address of Lot 50, Gaithburg Square, Taylors, South Carolina 29687 (herein "Property Address");

[Street] [City]
[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.

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