



MORTGAGE

This mortgage is made this 3rd day of November 1981, between the Mortgagor, Joseph D. Gosnell and Doris B. Gosnell (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven thousand, six hundred, twelve and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated 11/3/81 (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 15, 1986

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 in the City and County of Greenville, State of South Carolina, shown as a major portion of Lot 16 on plat of property of W. C. McDaniel in plat book H at page 102 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Jones Avenue, 189 feet south of the intersection of Jones Avenue and Watts Avenue at the joint front corner of Lots Nos. 16 and 17 and running thence S. 89-08 E. 150 feet to an iron pin, thence S. 1-18 W. 60 feet to an iron pin, thence N. 89-08 W. 150 feet to an iron pin on the eastern side of Jones Ave.; thence with said Avenue N. 1-18 E. 60 feet to the point of beginning.

Being the same property conveyed to Joseph D. Gosnell dated and recorded on April 15, 1959, in Book 621, on Page 446, in the R.M.C. Office for Greenville County, S.C.

which has the address of 109 Jones Avenue, Greenville, SC 29601 (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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COPIES OF INSTRUMENT