

GR: FILED
S.C.
11 49 AM '82
R.M.C. GREENVILLE

BOOK 1532 PAGE 699

MORTGAGE

THIS MORTGAGE is made this 3rd day of February, 1982, between the Mortgagor, Gatewood Builders Inc.

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

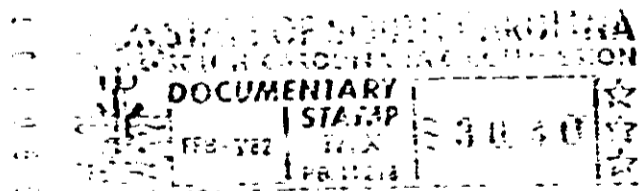
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Five Thousand Nine Hundred Fifty and 00/100 (\$75,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Feb. 1, 2013

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 at the northern side of Burgoyne Court near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as lot 193 of the subdivision known as Canebrake, Section 2, plat of which is recorded in the R.M.C. Office for Greenville, County, in plat Book 7 C at Page 69, and according to the said plat has the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Burgoyne Court, at the joint front corner of lots 192 and 193 and running thence with the joint line of said lot N. 21-33W. 121.06 feet: to an iron pin; running thence N. 58-59 E. 20 feet: to an iron pin; running thence N. 44-09 E. 64.03 feet: to an iron pin; in the line of lots 193, 199, 198, running thence with the joint line of 198, 197, S. 54-48E. 107.15 feet: to an iron pin; at the joint rear corner of lots 193 and 194, running thence with the joint line of said lots S. 29-23 W. 126.22 feet: to an iron pin; on the northern side of Burgoyne Court, running thence with the northern side of said court N. 86-08 W. 43.0 feet: to an iron pin; point of beginning:

This is the identical property conveyed to the mortgagor herein by deed of College Properties, dated 10-29-80, and recorded in teh R.M.C. Office for Greenville County, in deed Book 1136 at Page 651.



which has the address of LOT 193 Canebrake, Greer,
(Street) (City)
S.C. 29651 (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 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.

8
9
0

4328 RV-2