

Mortgagor's Address 425 Sellwood Circle
Simpsonville, S.C. 29681

VA Form 26-4338 (Home Loan)
Revised September 1975. Use Optional.
Section 1610, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: James R. Gist & Emma L. Gist

of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

First Federal Savings & Loan Association of South Carolina, a corporation organized and existing under the laws of The United States, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty One Thousand

Dollars (\$ 41,000.00), with interest from date at the rate of 15.5 per centum (15.5 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings & Loan Assn.

in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Five Hundred Thirty Five and 05/100 Dollars (\$ 535.05), commencing on the first day of September, 1982, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of August 2012

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

ALL that lot of land with the buildings and improvements thereon situate on the south side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 235 on Plat of Section III of Westwood Sub-division, recorded in the RMC Office for Greenville, S.C. in Plat Book 4-N, Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Sellwood Circle at the joint corner of Lot 235 and 228 and runs thence along the line of Lot 228 S. 13-56 E. 119.4 feet to an iron pin, thence along the line of Lot 230 S. 85-17 W. 105.3 feet to an iron pin; thence along the line of Lot 234 N. 3-29 W. 131.3 feet to an iron pin on the south side of Sellwood Circle; thence along Sellwood Circle N. 88-38 E. 32 feet to an iron pin thence with the curve of Sellwood Circle (the chord being S. 81-24 E. 53 feet) to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Arthur J. Beaman dated July 30, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1171 at Page 342. August 3, 1982.

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Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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