

FILED
CO. S. C.
SEP 13 10 09 AM '82

MORTGAGE

DONNIE TANKERSLEY
THIS MORTGAGE was made this 13th day of September 1982, between the Mortgagor, Hamlin J. Gleaton and Edgar C. Fox (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-five thousand and no/100 (45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 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 January 1, 1998;

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 Greenville County, State of South Carolina, as shown on a plat of survey prepared by Clifford C. Jones and dated February 2, 1976, for Palmetto Nursery Company, said tract consisting of 2.53 acres being bounded on the west by Mauldin Road and on the north by Fairforest Road and on the east and south by lands of Wenwood property, and more accurately described by a recent survey made by Enwright Associates, Inc., 7/26/82, as to metes and bounds and acreage as follows:

BEGINNING at iron pin in the approximate center of Mauldin Road and Fairforest Way and running thence N. 60-55 E. 93.31 feet to point; running thence N. 60-28 E. 100.15 ft to iron pin; running thence N. 54-11 E. 99.01 feet; running thence N. 49-09 E. 98.37 feet; running thence N. 44-38 E. 45.03 feet; running thence S. 42-28 E. 10 feet to iron pin; running thence with creek, traverse lines being as follows: S. 42-28 E. 130.80 feet; running thence S. 18-00 E. 111.05 feet; running thence S. 10-48 E. 83.20 feet to iron pin; running thence S. 71-05 W. 536 feet more or less to iron pin on Mauldin Road; thence with right of way of Mauldin Road N. 02-50 W. 91.46 feet to a pole; running thence N. 01-20 W. 98.25 feet to iron pin; running thence N. 01-01 E. 9.72 feet to iron pin; thence N. 01-01 E. 11.56 feet to beginning

This being the same property conveyed to the Mortgagors herein by deed of The Greenville Metropolitan YMCA For The Benefit of Camp Greenville of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

OFFICE OF SOUTH CAROLINA
STATEMENTARY
STAMP
SEP 13 1982
\$18.00

which has the address of Mauldin Road at Fairforest Way, Greenville,
South Carolina (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.

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