

FILED
GREENVILLE CO. S. C.

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1580 PAGE 459

SEP 15 11 04 AM '82

MORTGAGE

DONNIE S. TANKERSLEY
R. M. C.

THIS MORTGAGE is made this 10th day of September, 1982, between the Mortgagor, Milton A. and Marla S. Gatlin, (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 15,235.32 (Fifteen thousand and two hundred thirty-five and 32/100) Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 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 October 1, 1992.....;

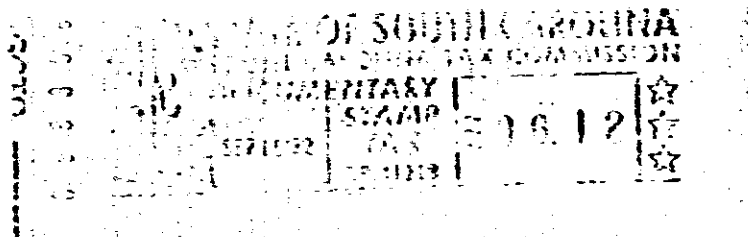
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the buildings and improvements thereon, lying and being on the westerly side of Silver Pine Court, near the City of Greenville, SC, being known and designated as Lot 317 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, SC, in Plat Book 5D, at Page 18, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin, said iron pin being on the westerly side of Silver Pine Court and being the joint front corner of Lots 317 and 318, and running thence with the common line of said lots N 56-26-05 W. 159.98 feet to an iron pin, the joint rear corner of said Lots; turning and running thence N. 37-44-23 E. 136.53 feet to an iron pin, the joint rear corner of lots 316 and 317; turning and running thence with the common line of lots 316 and 317 S. 52-15-37 E. 155 feet to an iron pin, the joint front corner of said lots; turning and running thence with the westerly side of Silver Pine Court, S. 35-39-09 W, 124.97 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Foothills Delta-P, Inc. and recorded in the RMC Office for Greenville County on August 13, 1975 in Deed Book 1022 at Page 667.

This is a second mortgage and is junior in Lien to that mortgage executed by Milton A. and Marlo S. Gatlin to First Federal which mortgage is recorded in the RMC Office for Greenville County on August 13, 1975 in book 1346 at page 172.



which has the address of 105 Silver Pine Court Greer,
(Street) (City)
South Carolina 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 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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