



04-049686-37

Documentary Stamps are figured on the amount financed: \$11,060.44

MORTGAGE

BOOK 1590 PAGE 916

THIS MORTGAGE is made this 20th day of October 1987 between the Mortgagor, William David Gilstrap and Aileen W. Gilstrap (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 Sixteen Thousand One Hundred Seventy Three Dollars and Sixty Cents Dollars, which indebtedness is evidenced by Borrower's note dated October 20, 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 November 1, 1987

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 Paris Mountain Township, Greenville County, State of South Carolina, being designated as lot 27 of Section I of a Subdivision of the property of Blue Ridge Realty Co., Inc., known as "Fenwick Heights", the same as shown on a plat thereof prepared by Piedmont Engineering Service, March, 1959, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book QQ at pages 44-45.

This conveyance being of lot 27 of Section I according to aforesaid plat.

This conveyance is made subject to Restrictions recorded in the R.M.C. Office for Greenville County Deed Book Vol. 619 at page 430, reference to which is hereby made.

This is the same property conveyed by Deed of Blue Ridge Realty Co., Inc. dated August 20, 1962, in Deed Book 705, at Page 295 and recorded August 27, 1962, in the RMC Office for Greenville County, South Carolina.

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which has the address of 42 Fenwick Lane Greenville South Carolina 29611 (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 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.

