

JUN 20 4 06 PM '83 MORTGAGE

DONNELLY & SIBLEY  
R.M.C.

THIS MORTGAGE is made this 17th day of June, 1983, between the Mortgagor, JOHN P. GEMMELL AND VICKI L. GEMMELL, (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 ~~Thirty Thousand and no/100ths~~ (30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated of even date herewith, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013.....;

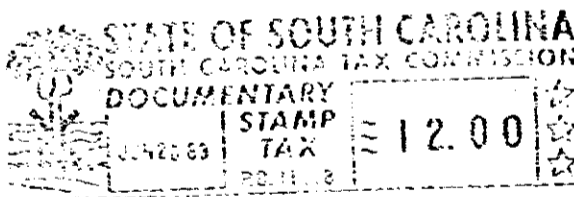
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in Greenville Township, situate on the northeastern side of Saran Drive, being shown as the front portion of Lot 47 on plat of Property of John P. Gemmell and Vicki L. Gemmell, recorded in Plat Book      at page     , and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Saran Drive, at the joint front corner of Lots 46 and 47, and running thence with the line of Lot 46, S 41-10 W. 62.25 feet to pin; thence continuing with the line of lot 46, S.68-52 W. 61.39 feet to pin; thence through Lot 47, S 53.06 E.146.74 feet to point in line on Lot 48; thence with line of Lot 48, N 25-31 W. 130.73 feet to pin on Saran Drive; thence with the northeastern side of Saran Drive, N. 70-16 W. 24.01 feet; thence continuing with said Drive, S. 59-34 E. 61.26 feet to the point of beginning.

This property is conveyed subject to all easements, rights-of-way, roadways, zoning ordinances, or other encumbrances which may appear of record or on the property.

Being the same property conveyed to the Mortgagor herein by deed of William C. Reader, et al, recorded in the RMC Office for Greenville County in Deed Book 1190 at page 753.



which has the address of 109 Saran Drive, Greenville,  
(Street) (City)  
South Carolina 29611 (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.

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