



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 12,008.84

BOOK 1012 PAGE 440

THIS MORTGAGE is made this 10th day of May 1983 between the Mortgagor, H. Michael Gainey (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty three thousand, twenty eight & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 15, 1993

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 situate, lying and being in the County of Greenville, State of South Carolina, near the intersection of Ferguson Road and Fork Shoals Road and containing 3.14 acres according to a plat prepared for H. Michael Gainey by C. O. Riddle, R.L.S., dated February 25, 1976, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the said Ferguson Road, joint corner with property of Richard Robinson and John R. Rainey, and running thence S. 32-33 E. 333 ft. to an iron pin; thence turning and running S. 57-27 W. 300 ft. to an iron pin; thence turning and running N. 32-33 W. 333 ft. to an iron pin; thence N. 05-07 W. 276.4 ft. to an iron pin, in or near the center of said Ferguson Road; thence along Ferguson Road S. 67-41 E. 300 ft. to an iron pin, the point of beginning.

This being the identical property conveyed to the grantor herein by deed on July 27, 1973, recorded in the R.M.C. Office for Greenville County in Deed Book 980, Page 186.

This property is conveyed subject to all easements, restrictions and rights-of-way of record

DERIVATION: This is the same property conveyed by deed of Elizabeth R. Jenkins to H. Michael Gainey, dated March 5, 1976, recorded March 8, 1976 in Volume 1032 at Page 656 of the R.M.C. Office for Greenville County, Greenville, S. C.

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which has the address of Route 4 Box 258-A Ferguson Road, Piedmont, South Carolina 29673 (herein "Property Address");

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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".

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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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