

FILED
GREENVILLE S.C.

MORTGAGE

AUG 4 1 15 PM '83

THIS MORTGAGE is made this 4th day of August 1983 between the Mortgagee, AMERICAN FEDERAL BANK, FSB (herein "Borrower"), and the Mortgagee, DAVID J. GASNOVIC and PATRICIA M. GASNOVIC (herein "Lender"), 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 Seventy-two Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 4th, 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 September 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 _____ State of South Carolina:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being at the southern intersection of Green Road with Cannon Circle, in Greenville County, South Carolina, being shown and designated as Lot No. 41 on a plat of PINEBROOK FOREST, SECTION 2, made by Robert R. Spearman and Charles K. Dunn, dated March 15, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-X, page 49, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortgagors by deed of Robert L. Gall and Penny P. Gall to be recorded simultaneously herewith.

which has the address of Route 14, 301 Griffin Road Greenville South Carolina 29607 (State and Zip Code) (Street) (City)

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 for 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 the exceptions, conditions, covenants and restrictions listed in a Schedule of exceptions to cover up to any title insurance policy covering the Property.

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