

FILED
GREENVILLE CO. S. C.
OCT 28 3 24 PM '83
JOURNAL OF RECORDS
R.M.C.

302-1632 PAGE 962

MORTGAGE

THIS MORTGAGE is made this 27th day of October, 19 83, between the Mortgagor, Michael E. Gossett and Frances D. Gossett, (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 Forty Nine Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 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 November 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 17, RICHMOND HILLS, SECTION 3, as shown on plat entitled "Property of Michael E. Gossett and Frances D. Gossett" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-0 at Page 55 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Richmond Drive, said pin being approximately 121.5 feet to the intersection of Richmond Drive and Lynchburg Drive and running thence S. 33-20 E. 105.0 feet to an iron pin; thence S. 54-06 W. 140.8 feet to an iron pin; thence N. 35-23 W. 105.0 feet to an iron pin; thence N. 54-08 E. 144.5 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Bobbie S. Austin, individually and as Executrix of the Estate of James Tony Austin as recorded in Deed Book 1191 at Page 427 in the RMC Office for Greenville County, South Carolina on October 28 1983.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
INDEXED
STAMP \$10.00
OCT 28 1983

which has the address of 302 Richmond Drive Greenville,
(Street) (City)
S.C. 29609 (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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