

1047-723

GREENVILLE S.C.
JUN 11 1984

MORTGAGE

THIS MORTGAGE is made this 10th day of February 1984, between the Mortgagor, Charles E. Gault and Kathryn E. Gault (herein "Borrower"), and the Mortgagee, Safe Federal Credit Union, a corporation organized and existing under the laws of South Carolina, whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand and No/100 (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 10, 1985; and

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 tract of land containing 18.2 acres more or less as shown on survey for Charles E. Gault prepared by Carolina Surveying Company on January 31, 1984 which plat is recorded in the RMC Office for Greenville County in Plat Book 10-14 at Page 52, which plat has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in center of Terry Road at joint front corner of the within described tract and property of Terry Roberts and running thence N. 1-57 E., 1374.3 feet to an old iron pin; thence turning and running N. 72-27 E., 880.0 feet to an old iron pin; thence S. 22-44 W., 1506.1 feet to a point on creek; thence with the center of the creek as the line, traverse of which is S 44-21 W., 21.2 feet; S. 1-34 W., 69.5 feet; S. 25-05 E., 126.5 feet; S. 30-33 W., 82.8 feet; S 4-12 E., 92.2 feet; S. 22-47 E., 40.3 feet; S 17-52 W., 91.5 feet; S. 8-50 E., 98.1 feet to a point in the center of Terry Road; thence leaving said creek and running along center of Terry Road, N 46-19 W., 99.9 feet to an iron pin; thence N. 39-41 W., 249.3 feet to an iron pin; thence N. 46-24 W., 105.8 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Doyle Rash and Erma Rash, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
STAMP
TAX \$ 06.80

5010-3 FE13 84 020

which has the address of Terry Road (Street), Fountain Inn (City), South Carolina 29644 (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.

RECORDED

2328-11-2