

1304-830

GREENVILLE S.C.
MAR 30 1984

MORTGAGE

THIS MORTGAGE is made this 30th day of March 1984, between the Mortgagors, Donnie E. Gilstrap and Genie C. Gilstrap (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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").

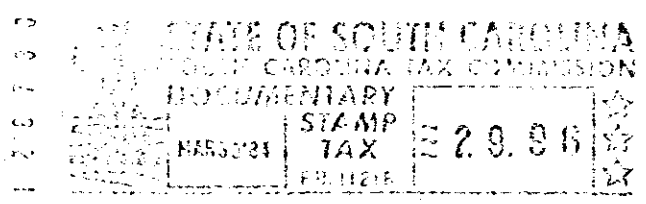
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Four Thousand Nine Hundred and No/100 (\$74,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014

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, situate, lying, and being in the County of Greenville, State of South Carolina, being Lot No. 66, Devenger Pointe Subdivision, Section One, according to a plat of said subdivision prepared by Dalton & Neves Company, Engineers, dated March 1983, which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-F, at Page 59, according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Atherton Way, joint front corner with Lot 67 and running thence with the common line with said Lot, S. 57-01 E. 140 feet to a point in the common line with Lot 65; thence running with the common line with said Lot, S. 32-59 W. 100 feet to a point on the edge of Atherton Court; thence running with the edge of said Court, N. 57-01 W. 115 feet to a point at the intersection of Atherton Court and Atherton Way; thence running with the intersection of said streets, N. 12-01 W. 35.35 feet to a point on the edge of Atherton Way; thence running with the edge of said Way, N. 32-59 E. 75 feet to a point on the edge of Atherton Way, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Carolina Builders of S.C., Inc., of even date herewith, which said deed is being recorded simultaneously with the recording of the within instrument.



which has the address of Lot 66, Devenger Pointe S/D Greer South Carolina 29651 (herein "Property Address");

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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