

Security Federal

value 4 no 991

MORTGAGE

APR 1 11 23 AM '84
PLUMLEY

THIS MORTGAGE is made this 30th day of March 1984, between the Mortgagor, Gregory A. Gill and Linda R. Gill (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Seven Thousand Five Hundred and NO/100 (\$47,500.00) 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, 1999;

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as 1.7 acres, more or less, as shown on plat prepared by Jeffery M. Plumley, Inc. on March 22, 1984, recorded on even date herewith in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an old nail and cap in the center of Duncan Road, joint front corner with property now or formerly owned by Walker and running thence with said road N 23-22 E, 93 feet to a nail and cap; thence N 19-45 E, 193.3 feet to a nail and cap; thence N 26-35 E, 58.6 feet to a nail and cap; thence N 34-16 E, 61.3 feet to a nail and cap; thence turning and running S 19-31 E, 403 feet to an iron pin; thence S 24-27 W, 114.2 feet to an iron pin; thence N 65-38 W, 274.9 feet to the point of beginning.

This is the same property as conveyed to the Mortgagors herein by deed of Patsy E. Turner recorded in the RMC Office for Greenville County on even date herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX \$ 19.00
APR 2 1984

which has the address of ... Route 4, Duncan Road, Travelers Rest, SC 29690 (City) (Street) (State and Zip Code) (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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