

MAR 2 11 26 AM '81

BOOK 76 PAGE 61

Post Office Drawer 408
Greenville, South Carolina 29602

DONNIE S. TANKERSLEY
R M C

BOOK 1533 PAGE 873

MORTGAGE

THIS MORTGAGE is made this 2nd day of March, 1981, between the Mortgagor, GATWOOD BUILDERS, INC. (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Eighty-Five Thousand and No/100 (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 1981 (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 1, 1982; and WHEREAS, the property which is being mortgaged is Lot 43, Pebble Stone Lane and Pebble Creek Way, Taylors 12 E. 128.55 feet to an iron pin on the Southern side of Pebble Stone Lane; running thence with the Southern side of said Lane S. 83-48 E. 75.27 feet to an iron pin at the intersection of Pebble Stone Lane and Pebble Creek Way; running thence with the intersection S. 41-47 E. 37.14 feet to an iron pin on the Western side of Pebble Creek Way; running thence with the Western side of said Way S. 0-15 W. 106.16 feet to an iron pin, point of beginning.

DE 31 81

WILLIAM B. JAMES
Attorney at Law

This is the identical property conveyed to the Mortgagor herein by Pebblepart, Ltd., a South Carolina Limited Partnership, by Deed recorded simultaneously herewith.

DE 31 81

Signature of William B. James
November 22 1981
Attorney at Law

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WILLIAM B. JAMES
Attorney at Law

DEC 3 1 1981

GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
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which has the address of Lot 43, Pebble Stone Lane and Pebble Creek Way, Taylors South Carolina 29687 (herein "Property Address")

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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."

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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 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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