

FILED
GREENVILLE, CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1370 PAGE 371

THIS MORTGAGE is made this 11th day of June 1976 between the Mortgagor, Jean H. Gillespie (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, South Carolina, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2006

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 on the West side of Arundel Road, near the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 87, BOTANY WOODS, SECTOR II, made by Piedmont Engineering Service, July, 1959, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book QQ, at page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Arundel Road at joint front corner of Lots 86 and 87, and runs thence along the line of Lot 86, N 87-51 W 170 feet to an iron pin; thence N 2-09 E 125 feet to an iron pin; thence with the line of Lot No. 88, S 87-51 E 170 feet to an iron pin on the West side of Arundel Road; thence with Arundel Road, S 2-09 W 125 feet to the beginning corner

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which has the address of 320 Arundel Road Greenville, S.C. 29607 (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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