

MAR 25 2 55 PM '81

MORTGAGE

DONNIE S. WALKERSLEY

THIS MORTGAGE is made this <sup>R.M.C.</sup> 23rd day of March 1981, between the Mortgagor, Colin Gilbert and Crenilda Gilbert (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, its successors and assigns, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 2568 Greenville, South Carolina 29602 (herein "Lender").

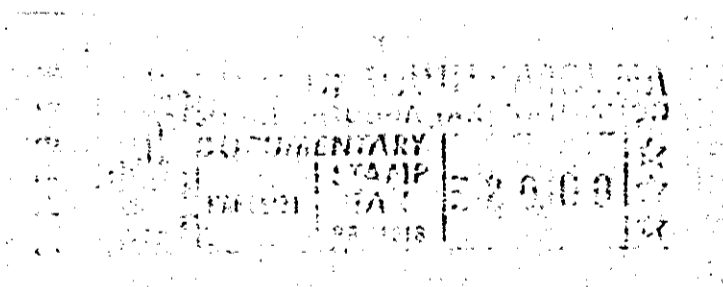
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/100ths (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2011

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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southern side of Plantation Drive in Greenville County, South Carolina, being known and designated as Lot No. 74 as shown on a plat entitled HOLLY TREE PLANTATION, PHASE III, SECTION, SHEET I, made by Piedmont Engineers, Architects and Planners, dated September 1, 1978, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 6H at page 74 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Plantation Drive at the joint front corners of Lots Nos. 73 and 74 and running thence along the common line of said lots, S. 3-02 E., 151.25 feet to an iron pin; thence S. 87-46 W., 37.6 feet to an iron pin; thence S. 77-36 W., 75.0 feet to an iron pin at the joint rear corner of Lots 74 and 75; thence along the common line of said lots, N. 5-49 W., 148.5 feet to an iron pin on the southern side of Plantation Drive; thence along the southern side of Plantation Drive, N. 77-50 E., 94.0 feet to an iron pin; thence continuing along the southern side of Plantation Drive N. 87-40 E., 26.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Larry and Janis Leed on March 23, 1981.



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which has the address of... 818. Plantation Drive, Simpsonville, (City) S.C. 29681 (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 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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