

FILED
GREENVILLE, S.C.
Nov 24 2 03 PM '82
DONNA CAMPBELL
RMC

BOOK 1586 PAGE 918

BOOK 79 730

MORTGAGE

THIS MORTGAGE is made this twenty-fourth day of November, 1982, between the Mortgagor, GATEWOOD BUILDERS, INC., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Seventy-Two Thousand and No/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 1982, (herein "Note"), providing for monthly installments of principal and interest; running thence S. 28-00' W. 20 feet to an iron pin; running thence S. 20-00' W. 183.85 feet to an iron pin; running thence N. 62-16 E. 53 feet to an iron pin at the joint corner of Lot 5 and 6; running thence N. 5-00 W. 57 feet to an iron pin; thence continuing N. 50-50 E. 88.25 feet to an iron pin on the southern side of South Walden Pointe; running thence with said street N. 24-01 W. 50 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by deed of College Properties, Inc. to be recorded simultaneously herewith.

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S.C. / First Federal
Savings and Loan Association of S.C.

Regan W. [Signature]
1983 Witness *[Signature]*

which has the address of Lot 6 South Walden Pointe Taylor
South Carolina 29687 (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 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.

SOUTH CAROLINA — 201-4 Family-4-75-5582A/FLEBK UNIFORM INSTRUMENT with amendment adding Para. 20

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FAHNT & FAHNT, ATTYS.

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