

GREENVILLE S.C.
FILED
OCT 13 10 12 AM '83
DONNIE S. WATSON
R.H.C.

300 1830 40813

MORTGAGE

THIS MORTGAGE is made this 7th day of October 1983, between the Mortgagor, RANSOME E. GILLESPIE and ELIZABETH E. GILLESPIE (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 7, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013.

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 tract of land, together with all improvements thereon, situate, lying and being in Grove Township, County of Greenville, State of South Carolina, on the southerly side of Blakely Road, containing 3.29 acres, and having, according to a survey prepared by J. Don Lee, on March 6, 1971, the following courses and distances:

BEGINNING at an iron pin on the southerly side of Blakely Road, 2,200 feet, more or less, from South Carolina Highway No. 20, and in line of property now or formerly of Riffle; and running thence with said road, S. 75-50 E., 234.6 feet to an iron pin; thence S. 25-10 W., 646 feet to an iron pin in the line of property now or formerly of M. W. Fore; thence N. 64-50 W., 230 feet to an iron pin; thence N. 25-10 E., 601 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Fidelcor Mortgage Company of Georgia, Inc. recorded of even date herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE, SOUTH CAROLINA
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which has the address of Blakely Road, Route 6, Piedmont, South Carolina 29673 (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 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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