

SOUTH CAROLINA - FNMA
REGULATION NO. 22
COMPLIED WITH

RECORDED
FEB 23 4 02 PM '73
DONNIE S. TANKERSLEY
MORTGAGE

BOOK 1267 PAGE 625

THIS MORTGAGE is made this 23 day of February, 1973,
between the Mortgagor, Ted A. Conwell
and the Mortgagee, James Financial Corporation (herein "Borrower"),
organized and existing under the laws of Ohio, a corporation
is 1707 Cleveland Ave. N.W., Canton, Ohio (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand
Five Hundred and No/100 (\$14,500.00) Dollars, which indebtedness is evi-
denced by Borrower's note of even date herewith (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and
payable on March 1, 1998.

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 20 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 improvements thereon,
situate, lying and being in the State and County aforesaid, Chick Springs
Township on the west side of Vaughn Street near Greer, S.C. and being
known and designated as Lot 12 of Pleasant View Acres and having accord-
ing to the plat of Pleasant View Acres recorded in Plat Book "FF" at
365 in the R.M.C. Office of Greenville County and further defined by the
plat prepared by Wolfe & Huskey, RLS, for the within Mortgagor on Feb.
13, 1973 to be recorded herewith, as having the following metes and
bounds to-wit:

BEGINNING at an old iron pin on the bank of Vaughn Street which
is the joint front corner of Lots 11 and 12 and running thence N. 88-
00 W. 192 ft., thence N. 2-00 E. 80 ft., thence S. 88-00 E. 192 ft.,
thence along Vaughn Street S. 2-00 W. 80 feet to the point of beginning.

This conveyance is subject to the Restrictive and Protective
Covenants of Pleasant View Acres being duly recorded in Deed Book 545
at Page 228 in the R.M.C. Office of Greenville County.

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, appur-
tenances, 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 Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.