

FILED  
GREENVILLE CO. S. C.

OCT 16 3 32 PM '73

BONNIE S. TANKERSLEY  
R.M.C.

BOOK 1293 PAGE 79

## MORTGAGE

THIS MORTGAGE is made this 16th day of October, 1973,  
between the Mortgagor, J and B, a Partnership

(herein "Borrower"),  
and the Mortgagee, Security Federal Savings and Loan Association, a corporation  
organized and existing under the laws of South Carolina, whose address  
is 195 East Camperdown Way, Greenville, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand  
and No/100-----Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on October 10, 1993

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 situate, lying and being in the  
County of Greenville, State of South Carolina, on the eastern side of  
Nash Street (formerly Hunt Avenue), being known and designated as Lots  
Nos. 25 and 26 as shown on map of East Park, which is a part of Boyce  
Addition, as evidenced by plat of record in the RMC Office for Green-  
ville County, S. C., in Plat Book "A", Page 383, and having according  
to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Nash Street, north-  
western corner of Lot 26, running thence with Nash Street S 23-30 W 96  
feet to an iron pin; running thence with Lot 24 in a southeastern di-  
rection 156 feet to point on a 10-foot alley at the joint rear corner of  
Lots 24 and 25; running thence with said 10-foot alley N 43-15 E 71  
feet to joint rear corner of Lots 25 and 26; thence continuing with  
said 10-foot alley N 12-15 E 123 feet to point at the joint rear corner  
of Lots 7 and 26; running thence S 72-45 W 200 feet along the rear of  
Lots 4, 5, 6 and 7 to beginning corner.



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.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.

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