

**MORTGAGE**

THIS MORTGAGE is made this 15th day of October, 1975, between the Mortgagor, **Dennon O. Jones** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Fifty One Thousand and No/100** Dollars, which indebtedness is evidenced by Borrower's note dated **October, 1975** (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, 1996**

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 certain piece, parcel or tract of land, situate, lying and being on the north side of Landmark Drive, being known and designated as Lot No. 11 on a plat entitled Edwards Road Industrial Center, made by Alex A. Moss, Surveyor, 9/22/1975, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D, at Page 92, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Landmark Drive at the joint front corner of Lots No. 2 and No. 11 and running thence along the north side of Landmark Drive S. 86-02 W. 510.0 feet to an iron pin; thence still with the north side of Landmark Drive S. 84-26 W. 234.3 feet to an iron pin; thence N. 4-00 E. 106.5 feet to an iron pin in Southern Railroad Right of Way; thence following the said Right of Way as the line: N. 84-24 E. 200.0 feet to an iron pin; N. 78-49 E. 200.0 feet to an iron pin; thence N. 72-49 E. 200.0 feet to an iron pin; and N. 66-39 E. 74.0 feet to an iron pin, joint rear corner of Lots Nos. 2 and 11; thence along the common line of Lots Nos. 2 and 11 S. 20-16 E. 260 feet to the point of beginning.



which has the address of **Landmark Drive, Taylors,**  
(Street) (City)  
**South Carolina 29687** (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.

RECORDED

4329 RV-20