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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1358 PAGE 941

MORTGAGE

THIS MORTGAGE is made this 21st day of January, 1976, between the Mortgagor, James D. Jordan

(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 - - - TWELVE THOUSAND FIVE HUNDRED AND NO/100 (\$12,500.00) - - - Dollars, which indebtedness is evidenced by Borrower's note dated January 21, 1976, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1986;

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: Highland Township, and having the following courses and distances:

BEGINNING on an iron pin in the center of the Tugaloo Road and running thence in an easterly direction with said road 150 feet, more or less, to an iron pin in the center of said road; thence in a northerly direction 175 feet, more or less, to an iron pin on H. A. Dill's line; thence in a westerly direction with the Dill line 150 feet to an iron pin on said line; thence in a southerly direction 175 feet, more or less, to an iron pin in the center of the Tugaloo Road, the beginning corner, containing 60/100 acre, more or less.

This is the same property conveyed to the mortgagor herein by Mary Elizabeth H. Jordan by deed recorded in Deed Book 723, page 452, R.M.C. Office for Greenville County.



which has the address of Route 2, Landrum, South Carolina 29356 (herein "Property Address"); (State and Zip Code) (Street) (City)

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.

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