

Mortgagee:
P. O. Box 10148
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

MORTGAGE

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Greenville, South Carolina 29602

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1380 PAGE 716

THIS MORTGAGE is made this 18th day of October 1976, between the Mortgagor, Gilbert D. Jones and Pauline E. Jones (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States, whose address is P. O. Box 10148 Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SIX THOUSAND AND NO/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 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 November 1, 2001.

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:

902907180
All that certain piece, parcel or lot of land lying and being on the northeasterly side of Sugar Creek Lane near the City of Greenville, South Carolina, being known and designated as Lot No. 143 on a plat entitled "Map No. 4, Section I, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D at Page 72 and having according to said plat the following metes and bounds, to-wit:

350M
BEGINNING at an iron pin on the northeasterly side of Sugar Creek Lane, said pin being the joint front corner of Lots 142 and 143 and running thence with the common line of said lots, N. 59-16-00 E. 144.21 feet to an iron pin at the joint rear corner of Lots 142 and 143; thence N. 29-54-22 W. 54.57 feet to an iron pin at the joint rear corner of Lots 143 and 144; thence, with the common line of said lots N. 87-41-13 W. 150.41 feet to an iron pin on the northeasterly side of Sugar Creek Lane; thence with the northeasterly side of Sugar Creek Lane on a curve S. 15-22-50 E. 71.49 feet; thence continuing with said line S. 30-44-00 E. 67.55 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of M. G. Proffitt, Inc. dated October 18, 1976 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1044 at Page 742.

which has the address of Route 4, 115 Sugar Creek Lane, Greer, S. C. 29651
(Street) (City)

(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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