

Dec 15 3 20 PM '76

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1385 PAGE 238

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 15th day of December, 1976, between the Mortgagor, Dennon O. Jones (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

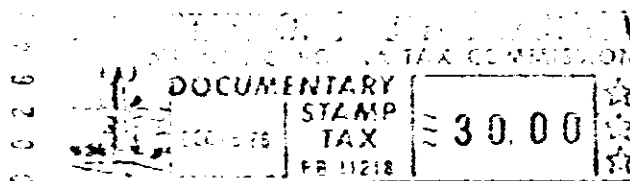
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~seventy-five thousands & no/100~~ Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, February, 1991

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 northwestern side of Edwards Road and being a portion of Lot 2 (eastern) as shown on plat of Edwards Road Industrial Center, made by Alex A. Moss, 9/22/75 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D, at Page 92, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Edwards Road at the joint front corner of Lots 1 and 2 and running thence along the northwestern side of Edwards Road S. 49-37 W. 110.1 feet to an iron pin; thence on a new line through Lot 2 N. 37-23 W. 392.1 feet to an iron pin; thence along the right of way of Southern Railroad N. 58-01 E. 110.5 feet to an iron pin, the joint rear corner of Lots 1 and 2; thence along the joint line of Lots 1 and 2 S. 37-23 E. 376 feet to an iron pin on the northwestern side of Edwards Road, the point of beginning.

This is a portion of that property conveyed to the Mortgagor herein by Deed of Elizabeth Askins, etal in Deed Book 972 Page 107, April 6, 1973.



which has the address of Edwards Road Taylors, South Carolina 29687 (herein "Property Address");

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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