

FEB 4 10 15 AM '77

BOOK 1388 PAGE 590

MORTGAGE

THIS MORTGAGE is made this 2nd day of February, 1977,
between the Mortgagor, Maurice N. Jackson and Martha S. Jackson

(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 AND NO/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1987;

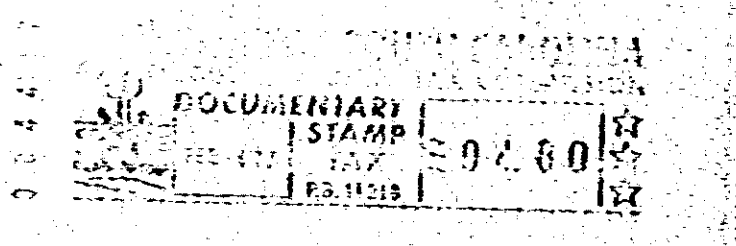
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land located in the State of South Carolina, County of Greenville, Chick Springs Township, on the north side of Gravely Road and the west side of a private road about one-half mile northward from the City of Greer, and being Lot No. 2 of FOREST HILLS according to survey and plat by J. Q. Bruce, Registered Surveyor, dated October, 1955, recorded in Plat Book VV, page 59, R.M.C. Office for Greenville County, and being the same property conveyed to Raymond F. Upton by deed of Violet H. Graham recorded in Deed Book 712, page 438, R.M.C. Office for Greenville County.

ALSO: All that other certain parcel or lot of land adjoining that above described, and having the following courses and distances, to-wit:

BEGINNING at a nail in the center of Gravely Road, southeast corner of Lot No. 2, and runs thence along the line of said lot, N. 6-00 E. 171.8 feet to an iron pin; thence N. 83-30 E. 9.5 feet to an iron pin on the west bank of a private road, Finley property; thence S. 53-56 E. 160.7 feet to a nail in the center of said Gravely Road; thence along said road, S. 73-30 W. 39.7 feet to the beginning corner, being the same property conveyed to Raymond F. Upton by deed of Joe N. Finley, Jr., et al, recorded in Deed Book 712, page 436, R.M.C. Office for Greenville County.

This being the same property conveyed to mortgagors herein by deed of Raymond F. Upton dated November 10, 1964, and recorded November 10, 1964, in Deed Book 761 at page 298, R.M.C. Office for Greenville County.



which has the address of 100 American Legion Road, Greer,
(Street) (City)
South Carolina 29651 (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.