

LEATHERWOOD, WALKER, JOHNS & WALKER
ATTORNEYS AT LAW
GREENVILLE, S.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of June 1977, between the Mortgagor, John W. Jones (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Five Hundred and 00/100 (\$8,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 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 July 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:

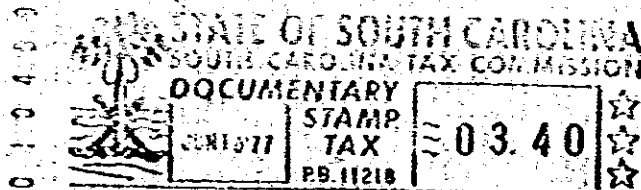
ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 24 on a plat of property of E. G. Glenn, said plat by C. M. Furman, Engineer, dated March 28, 1923 and recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 148 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Laurens Road at the joint front corner of Lots 23 and 24 and running thence with the line of Lot 23, S. 34-19 W. 175 feet to a point in the line of Lot 29; thence with the line of Lot 29, N. 55-41 W. 65.2 feet to a point on Grace Street; thence running with Grace Street to an iron pin on the southerly side of Laurens Road; thence with the southerly side of Laurens Road, S. 55-41 E. 50 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of South Carolina National Bank as Trustee under the will of Thomas Sloan dated July 14, 1974 and recorded in the R.M.C. Office for Greenville County in Deed Book 1003 at Page 833.

3500

3500



which has the address of 800 Laurens Road, Greenville, South Carolina 29607.
[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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