

JUN 30 2 31 PM '77

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 30th day of June, 1977, between the Mortgagor, Dennon O. Jones and W. W. Bridwell (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").

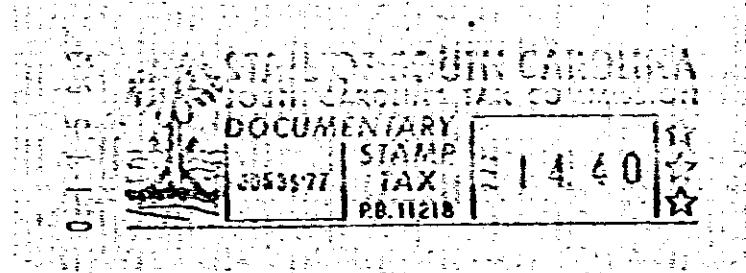
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1992;

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: ON THE NORTH SIDE OF U. S. Highway 29, and being a portion of that property as shown on a plat for "Alvin A. McCall, Jr.", made by Piedmont Engineers, March 5, 1973, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-Y, at Page 88, and being more particularly described according to a plat entitled E. L. Jones & Son, Inc., dated 4/5/76, as follows:

Beginning at an iron pin on the north side of U. S. Highway 29 at the joint front corner of instant property and property now or formerly property of Alvin A. McCall, Jr. and running thence along U. S. Highway 29 S. 40-15 W. 104.75 feet to an iron pin; thence N. 28-19 E. 206.5 feet to an iron pin; thence N. 48-30 E. 101.25 feet to an iron pin; thence S. 32-25 E. 200.0 feet to an iron pin, the point of beginning.

This is a portion of that property conveyed to the Mortgagors herein by Boulevard Baptist Church, Inc. recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1034, at Page 486, on April 12, 1976.

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which has the address of Drew Furniture Co., U.S. Highway 29 Greenville, South Carolina 29615 (herein "Property Address"); (Street) (City) (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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