

1451 203

MORTGAGE

THIS MORTGAGE is made this 24th day of November 1978, between the Mortgagor, Bobby Joe Jones Builders, Inc. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

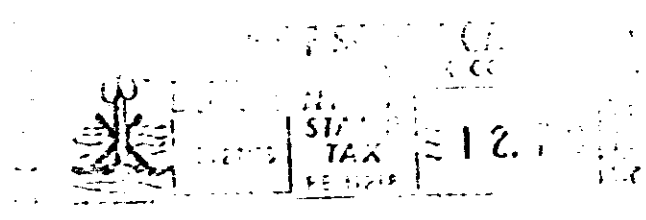
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty One Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1984

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 situate, lying and being in Greenville County, South Carolina, and being shown as Lot 26 on plat of Stratford Section II, recorded in Plat Book 5 D at page 90 and having the following metes and bounds:

BEGINNING at a point on LaJuan Drive, the joint front corner of Lots 26 and 25 and running thence with the joint line of said lots, N. 75-29 E. 238.24 feet to an iron pin; thence N. 3-06 E. 98.0 feet to an iron pin, joint rear corner of Lots 26 and 27; thence with the line of Lot 27 S. 72-26 W. 259.79 feet to an iron pin, joint front corner of said lots; thence along LaJuan Drive, S. 8-26 E. 80.0 feet to the point of beginning.

This is the same property conveyed by L. H. Tankersley by deed recorded herewith.



which has the address of Lot 26, LaJuan Drive, Greenville, S. C. (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.

GCTO -----3 NO27 78 1309

3.65CI

0.203

4329 RV-2