

GREENVILLE CO. S.C.
317 1st St
GREENVILLE, S.C. 29601

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MORTGAGE

THIS MORTGAGE is made this 14th day of December, 19 78, between the Mortgagor, Elizabeth F. Jenkins, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 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 January 1, 2009;

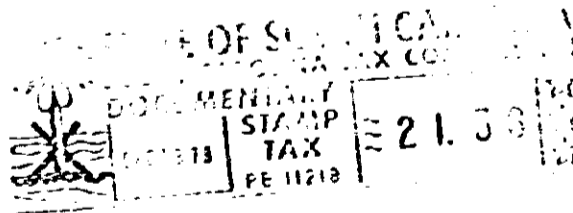
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Leyswood Drive and being known and designated as Lot No. 11 on plat of Section III, WADE HAMPTON GARDENS, recorded in the RMC Office for Greenville County in Plat Book YY at Page 179 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a power pole on the eastern side of Leyswood Drive, joint front corner of Lots Nos. 10 and 11 and running thence N.69-00 E. 212.7 feet to an iron pin; running thence with the creek as the line, S.05-11 E. 206.8 feet to an iron pin; running thence N.79-43 W. 223.0 feet to an iron pin on the eastern side of Leyswood Drive; running thence with the eastern side of Leyswood Drive, N.01-22 E. 90 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Ray M. Dowis, Jr. and Laura C. Dowis recorded in the RMC Office for Greenville County on December 18, 1978.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, South Carolina 29602.



which has the address of 410 Leyswood Drive, Greenville, South Carolina 29615 (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 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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