

FILED
GREENVILLE CO. S. C.

MAR 19 1 01 PM '79

DONNIE S. TANKERSLEY
R.M.C.

VCL 1400 PAGE 125

MORTGAGE

THIS MORTGAGE is made this 16th day of March, 1979, between the Mortgagor, Andrew Boyd Jackson and Tamah T. Jackson (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").

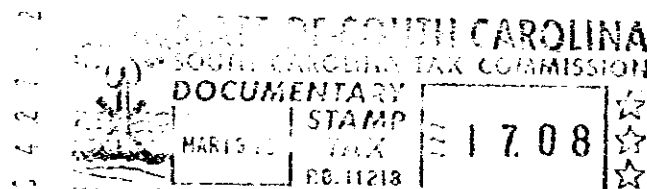
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand Six Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, on the northeastern side of West Golden Strip Drive, and being known and designated as Lot No. 6 according to a plat of Golden Heights Subdivision recorded in the Greenville County R.M.C. Office in Plat Book 5 P at Page 91, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots 6 and 7 and running thence along the common line of said lots, N. 20-25 W. 306.4 feet to a point; thence N. 80-56 W. 47.8 feet to a point; thence S. 45-51 W. 26 feet to a point; thence along the common line of Lots 5 and 6, S. 10-33 E. 312.1 feet to a point on the northeastern side of West Golden Strip Drive; thence along the northeastern side of said Drive, N. 80-23 E. 65 feet to a point; thence still with the northeastern side of said Drive, N. 69-26 E. 55 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from A. J. Prince Builders, Inc. recorded in the Greenville County R.M.C. Office on March 19, 1979



which has the address of 126 West Golden Strip Drive Mauldin,
(Street) (City)
S. C. 29662 (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.