

MORTGAGE

GREENVILLE CO. S. C.
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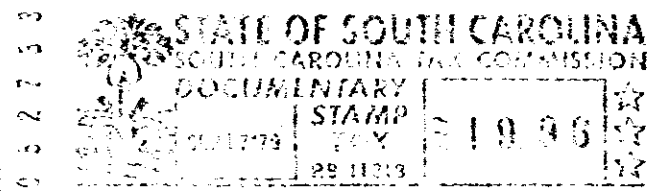
THIS MORTGAGE is made this 14th day of September 19.79, between the Mortgagor, Douglas R. Jones and Beth H. Jones (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine Thousand Eight Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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 October 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: being shown and designated as Lot Number 46 of Heritage Lakes subdivision, on plat recorded in Plat Book 6-H at Page 16 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Paddock Place, at the joint front corner of Lots 46 & 47 and running thence with the common line of said lots, N 46-27-16 W 230.73 feet to an iron pin; thence turning and running, S 84-58-42 E 263.89 feet to an iron pin; thence turning and running, S 19-13-47 W 130.37 feet to an iron pin on the cul de sac of Paddock Place; thence along the curvature of said cul de sac, the chord of which is S 76-29-16 W, 54.29 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Jim Williams, Inc. dated September 14, 1979 and recorded on even date herewith.



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which has the address of 108 Paddock Place, Simpsonville, South Carolina 29681 (Street) (City) (State and Zip Code) (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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