

203 State Park Road
Travelers Rest, S.C. 29790

1483 227

Nov 14 3 50 PM '79

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 9th day of November 1979, between the Mortgagor, Bobby Joe Jones Builders, Inc. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, South Carolina 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").

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WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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, 2005

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:

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All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot 52 on plat of White Oak Hills, Section One, which plat is recorded in the RMC Office for Greenville County in Pkt Book 7 C, at page 33, and having according to said plat, the following courses and distances, to wit:

Beginning at an iron pin on the Northern edge of Lenhardt Road at the joint front corner of Lots 51 and 52 and running thence with the line of Lot 51, N. 33-45 W. 150 feet to an iron pin; thence N. 57-30 W. 70 feet to an iron pin at the joint rear corner of Lots 52 and 53; thence with the line of Lot 53, S. 17-16 E. 216.7 feet to an iron pin on the Northern edge of Lenhardt Road; thence with Lenhardt Road, N. 61-48 E. 65 feet to an iron pin; thence continuing with Lenhardt Road, N. 56-15 E. 25 feet to an iron pin at the point of beginning.

Being the same property conveyed unto the Borrower herein by deed of A. J. Prince Builders, Inc., to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, THIS 14th DAY OF NOVEMBER, 1979.

which has the address of Lot 52, Lenhardt Road Greenville South Carolina (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 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.

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