

GREENVILLE S.C.

2008 1497 PAGE 383

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MORTGAGE

CONNOR DENKERSLEY

THIS MORTGAGE is made this 7th day of March 1980, between the Mortgagor, Randall Lee Jones and Barbara Lynn 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 Thousand Six Hundred Fifty and 00/100 (\$40,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 1980 (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, 2010.

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, being known and designated as Lot No. 71 of Long Forest Acres Subdivision, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, at Page 53, and having, according to a more recent plat entitled "Property of Randall Lee Jones and Barbara Lynn Jones" by R. B. Bruce, RLS, of Carolina Surveying Co., dated March, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pueblo Drive at the joint front corner of Lots 72 and 71 and running thence with the line of Lot 72, S. 34-49 E. 160 feet to an iron pin at the joint rear corner of Lots 71 and 72; thence S. 57-14 W. 100.2 feet to an iron pin on the joint rear corner of Lots 70 and 71; thence with the line of Lot 70, N. 34-49 W. 156.4 feet to an iron pin on the southeastern side of Pueblo Drive; thence with the southeastern side of Pueblo Drive, N. 55-11 E. 100 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by Deed dated March 6, 1980 from Rex C. Darnell and Sharon T. Darnell, said Deed to be recorded herewith in Deed Book 1131, at Page 764, R.M.C. Office for Greenville County, S. C.

RECORDED IN PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA

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which has the address of 103 Pueblo Drive Greenville S. C. 29611 (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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