

FILED
S. C.
AUG 30 AM '80
GREENVILLE

BOOK 1509 PAGE 266

MORTGAGE

THIS MORTGAGE is made this 30th day of JULY, 1980, between the Mortgagor, GILL A. JONES and CATHY M. JONES, (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").

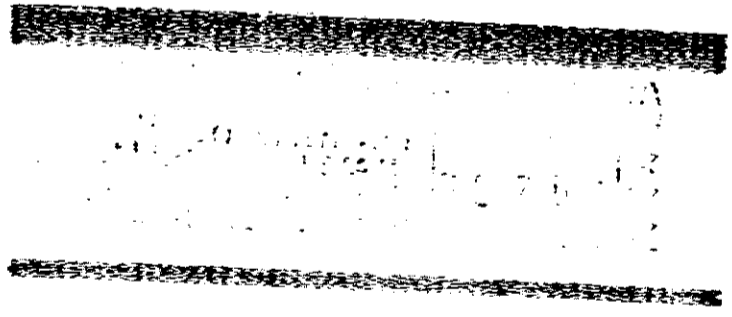
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-EIGHT THOUSAND EIGHT HUNDRED AND NO/100 (\$68,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 31, 2011;

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 State of South Carolina, County of Greenville, shown as Lot 257, on plat of Devenger Place, Section 12, recorded in Plat Book 7-X at page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots Nos. 258 and 257 and running thence along the line of said Lots, N. 74-10 E. 154.2 feet to a point at the rear corner of said lots; thence running along the rear line of Lot No. 257, S. 12-02 E. 85 feet to a point at the joint corner of Lots Nos. 257 and 256; thence running along the line of said lots, S. 74-02 W. 146.0 feet to a point at the joint front corner of said Lots; thence running along the edge of Hedgewood Terrace, N. 17-27 W. 85 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of Devenger Road Lane Company of even date to be recorded herewith.



which has the address of Lot 257, Section 12, Hedgewood Terrace, Devenger,
(Street) (City)
Place, Greer, S.C. (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.

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