

FILED  
S. C.  
JUL 30 AM '80  
GREENVILLE  
SHERSLEY

1503 285

# MORTGAGE

THIS MORTGAGE is made this 30th day of July, 1980, between the Mortgagor, Mark S. Jayson and Louise Jayson, (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 six thousand five hundred fifty and 00/100 (\$46,550.00) 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 August 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 situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot 87 on plat of property of Lakewood on the Saluda (also known as Stoneledge), said plat being recorded in the RMC Office for Greenville County in Plat Book QQ at page 15 and having, according to said plat, metes and bounds as shown thereon.

This is the same property conveyed to the mortgagors by deed of Stoneledge, Inc. dated July 30, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1130 at page 100.

The above described property is more accurately shown on a more recent plat of Property of Mark S. Jayson and Louise Jayson made by Carolina Surveying Co. dated July 30, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8C at page 81.

The mortgagee's address is: PO Box 408, Greenville, SC 29609

which has the address of Lot 87, Debsyl Way Greenville,  
(Street) (City)  
South Carolina 29611 (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.

5  
8  
2  
0

4328 RV.2