

FILED
GREENVILLE CO. S. C.

SEP 28 3 55 PM '80

DONNIE BANKERSLEY
R.M.C.

MORTGAGE

15174855

THIS MORTGAGE is made this 26 day of September 1980, between the Mortgagor, Rudy B. Jones and Doris N. Jones (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, 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").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Three Thousand and no/100 (\$43,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 9-26-80 (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, 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:

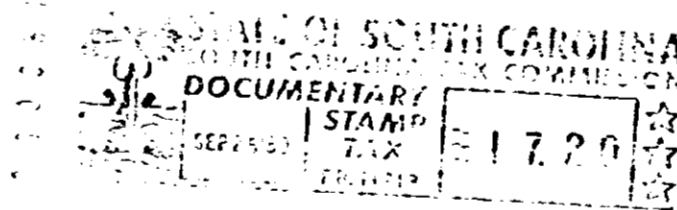
All of that certain piece parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot 2, Section 3 of Richmond Hills on plat dated April 20, 1965 recorded in RMC Office of Greenville County in Platbook JJJ-81 and having, according to plat of property of Rudy B. Jones and Doris N. Jones, by Jeffrey Plumblee dated September 23, 1980, to be filed herewith, the following metes and bounds, to-wit:

BEGINNING at an IPO on Richmond Drive joint corner of Lots 1 and 2 and running thence N. 16-09 W. 100 feet to IPO joint corner lots 2 and 3; thence N. 73-51 E. 149.9 feet to an IPO; thence S. 16-04 E. 100 feet to an IPO; thence S. 73-51 W. 149.7 feet to the point of beginning.

This conveyance is subject to any and all easements, restrictions, rights of way or covenants either of record, on the plat or on the ground.

This being the same property conveyed to mortgagors herein by deed of Earl J. Crawford and Gale B. Childers Crawford of even date, and recorded in deedbook 1134 at page 338.

The mortgagors' address is 323 Richmond Drive, Greenville, S.C.



which has the address of 323 Richmond Drive Greenville,
(Street) (City)
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.