

FILED
GREENVILLE CO. S. C.
FEB 2 3 09 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1531 PAGE 447

MORTGAGE

THIS MORTGAGE is made this 2nd day of February, 19 81, between the Mortgagor, JAMES DALE JENNINGS and WANDA H. JENNINGS (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand Two Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 2nd, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 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, with all buildings and improvements thereon, in O'Neal Township, Greenville County, South Carolina, being a portion of property of M. C. KELLEY AND R. B. McATEE, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of Lot No. 1 on a plat of the property of Kelley and McAtee in or near Dogwood Circle and running thence N. 25-45 W., 195.6 feet to an iron pin at the rear corners of Lots Nos. 1 and 2 of said property; thence N. 30 E., 89.7 feet to an iron pin; thence N. 1-40 E., 95.8 feet to an iron pin; thence S. 20 E., 329.7 feet to an iron pin at the corner of Dogwood Circle; thence S. 78 W., 35 feet to a point; thence S. 49-50 W., 53.5 feet to the point of beginning.

The within property is the same conveyed to the Mortgagors by deed of Roy L. Almond to be recorded simultaneously herewith.

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which has the address of Route 3, Dogwood Circle Greer
(Street) (City)
South Carolina 29651 (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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