

FILED  
S. C.  
APR 15 AM '81  
ANNERSLEY

1540 PAGE 18  
LONG, BLACK & GASTON

**MORTGAGE**

THIS MORTGAGE is made this 30th day of April, 19 81, between the Mortgagor, ROBERT WARREN JONES AND MARY L. JONES

\_\_\_\_\_, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand One Hundred Forty Six Dollars and 48/100-----dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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 April 30, 1991

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 lot of land with the buildings and improvements thereon situate, on the Southeast side of Clarendon Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 2 on plat of property of H. J. Martin made by W. M. Rast, Engineer, November, 1928, recorded in the RMC Office for Greenville County, S. C. in Plat Book H, Page 139, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Clarendon Avenue at joint front corner of Lots 1 and 2 and runs thence along with line of Lot , S. 39-36 E., 215 feet to an iron pin; thence N. 58-00 E., 64.7 feet to an iron pin; thence with the line of Lot 3, N. 35-22 W., 230.1 feet to an iron pin on the Southeast side of Clarendon Avenue; thence along Clarendon Avenue S. 46-10 W., 80 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor's herein by deed of Lucille Walker Borwn, dated June 24, 1964, and recorded in the R.M.C. Office for Greenville County in Deed Book 751 at Page 445.

THIS mortgage is junior in lien to that certain mortgage in favor of Cameron-Brown Company, dated June 24, 1964, and recorded in the R.M.C. Office for Greenville County in R.E.M. Book 962 at Page 595 in the original amount of \$10,750.00.

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GREENVILLE COUNTY  
SOUTH CAROLINA  
APR 22 1981

which has the address of 18 Clarendon Avenue Greenville  
(Street) (City)  
South Carolina 29601 (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.

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