

RECORDED
JUL 21 11 51 AM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

PCO: 1547 PAGE 472

THIS MORTGAGE is made this 15th day of July 1981, between the Mortgagor, Robert C. & Mercedes R. Jones (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").

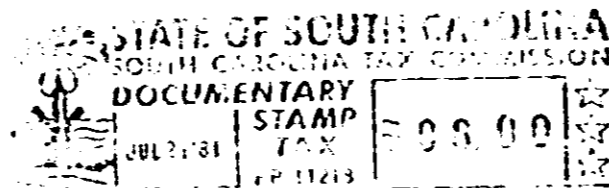
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 20,000.00 which indebtedness is evidenced by Borrower's note dated July 15, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on July 1, 1993;

TO SECURE to Lender 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, 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 with the buildings and improvements thereon, lying and being on the Northwesterly side of Briar Creek Road near the City of Greenville, S. C., and being known and designated as Lot No. 75 on plat entitled "Map No. 5, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 6-H at page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Briar Creek Road said pin being the joint front corner of Lots No. 74 and 75 and running thence with the common line of said Lots N. 45-00 W. 184.05 feet to an iron pin the joint rear corner of Lots Nos. 74 and 75; thence S 39-29-41 W 125.58 feet to an iron pin the joint rear corner of Lot Nos. 75 and 76; thence with the common line of said Lots S 45-00 E 172.01 feet to an iron pin on the Northwesterly side of Briar Creek Road; thence with the Northwesterly side of Briar Creek Road N 45-00 E 125 feet to an iron pin the point of beginning.

This is a portion of the property conveyed to the mortgagors herein by deed of M. Graham Profitt, III, Ellis L. Darby Jr. and John Cothran Company recorded in the Greenville County RMC Office in Deed Book 1083, page 157 on July 14, 1978.



which has the address of Lot No. 75, 208 Briar Creek Road, Greer, South Carolina 29651 (herein "Property Address");

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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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