

FILED
AUG 14 4 04 PM '81
DONNIE S. TANKERSLEY
R.M.C.
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1549 PAGE 945

THIS MORTGAGE is made this 10th day of August 1981, between the Mortgagor, Lester T. Jones (herein "Borrower") and the Mortgagee, Carolina Federal Savings & Loan Association, Greenville, S. C., a corporation organized and existing under the laws of South Carolina whose address is P. O. Box 10148 Greenville, S. C. 29603 (herein "Lender").

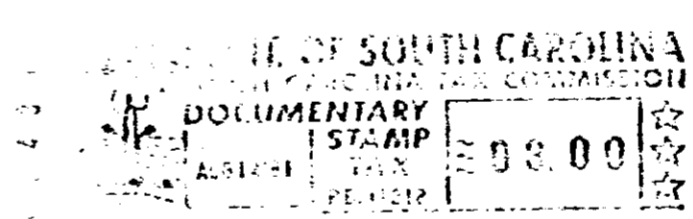
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and 00/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Capers Street in the City of Greenville, being the major portion of Lot 75 as shown on plat of Crescent Terrace, recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 137 and also being shown as Lot No. 3 on plat of Property of Thomas J. Ligon, Sr., made by J. Mac Richardson, dated June, 1948, which lot has, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lots 75 and 74 as shown on plat of Crescent Terrace, said point being the southwestern corner of property now or formerly of Thomas J. Ligon, Sr. and running thence along the eastern side of Capers Street N. 5-41 W. 61.7 feet to an iron pin at the corner of other property now or formerly belonging to Thomas J. Ligon; thence, with the line of said property, N. 84-34 E. 243.4 feet to an iron pin; thence S. 2-08 E. 60.8 feet to an iron pin; thence S. 84-19 W. 239.6 feet to the point of beginning.

This being the same property conveyed to Lester Toney Jones and Margaret Cutts Jones, which Deed was recorded in the R.M.C. Office for Greenville County on May 3, 1974 in Deed Book 998, Page 265.



which has the address of 121 Capers Street Greenville, S. C. 29605 (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, 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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