



MORTGAGE

BOOK 1552 PAGE 675

THIS MORTGAGE is made this 26TH day of August 1981, between the Mortgagor, Jon Barry & Miriam T. Jones (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Six thousand eight hundred thirty nine and 64/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 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 October 1, 1984

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, S.C., State of South Carolina:

ALL that parcel or lot of land located in O'Neal Township of Greenville County, State of South Carolina, lying on the south side of the Ballenger Taylor Road, about two miles north from the City of Greer, and being shown and designated as Lot No. 1 on a plat of the property of W. Dennis Smith, prepared by H.S. Brockman, Registered Surveyor, and dated July 29, 1952, said plat being recorded in Plat Book T at Page 452 in the Office of the Register of Mesne Conveyances for Greenville County, Reference is hereby made to said plat for a more complete description.

This conveyance is made subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

DERIVATION: This is the same property conveyed to Grantors herein by deed of Bobby RAY Bunch and Julia J. Bunch, dated April 10, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1034, Page 492, on April 12, 1976.

This is the same property conveyed by deed of Clyde N. Davis, Jr. and Rose M. Davis by deed dated and recorded March 11, 1977 in the RMC Office for Greenville County in Volume 1052 Page 512.

which has the address of 401 Taylor Road, Greer, S.C. 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, 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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