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PCA 1557 PAGE 27

MORTGAGE

THIS MORTGAGE is made this 4th day of November 19 81, between the Mortgagor, Tom G. Jenkins and Charlotte B. Jenkins (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-six thousand fifty and no/100 (76,050.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 2011 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2011.

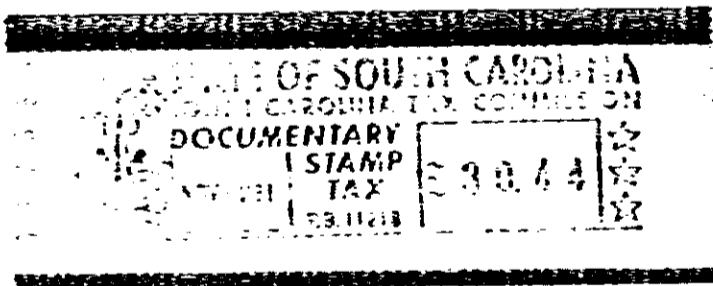
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being on the northeastern side of Cannon Circle in Greenville County, S.C., being shown and designated as lot no. 162 on a plat of PINEBROOK FOREST, SECTION 1, made by Robert R. Spearman and Charles K. Dunn, dated March 15, 1972, recorded in the RYC office dated March 15, 1972 in Plat Book 4X, Pages 48 and 49, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Cannon Circle at the joint front corners of lots nos. 161 and 162, and running thence with the common line of said lots N. 63-54 E. 135.0 feet to an iron pin; thence with a branch as the line, the traverse of which is S. 29-49 E. 116.0 feet to an iron pin at the joint rear corners of lots nos. 162 and 163; thence S. 64-09 W. 143.0 feet to an iron pin on the northeastern side of Cannon Circle; thence with the northeastern side of Cannon Circle N. 25-51 W. 115.0 feet to an iron pin at the point of beginning.

The same conveyed to mortgagors by deed of Oak, Inc., recorded in Deed Book 1111, Page 521, on September 14, 1979.

Thomas G. Jenkins and Tom G. Jenkins are one and the same person.



which has the address of Lot 162 Pinebrook Forest, Mauldin, South Carolina (herein "Property Address");
[Street] [City]
[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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