



Second

MORTGAGE

BOOK 1562 PAGE 850

THIS MORTGAGE is made this 18th day of January 19 82, between the Mortgagor, Maurice A. Jones and Marie E. 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 Fifteen thousand three hundred ninety one and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1987

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 situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot No. 20, on Plat of Kingsgate, Section No. 2, prepared by Piedmont Engineers and Architects, which Plat is recorded in the Office for the R.M.C. for Greenville County in Plat Book 5D, at Page 23, and according to said plat, having such metes and bounds as shown thereon.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easement and rights-of-way, of record or as appear on the premises affecting the above described property.

Derivation: Piedmont Land Co., Inc to W.N. Leslie, Inc. Dated 1-11-74 Recorded in Deed Vol. 994, Page 513

This is this same property conveyed by deed of W.N. Leslie, Inc. unto Maurice A. Jones and Marie E. Jones by deed dated 2-7-77 recorded 2-8-77 in Volume 1050 at page 714.

which has the address of 153 Swindon Dr. Greenville, South Carolina (Street) (City) 29615 (State and Zip Code) (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 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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