



MORTGAGE

FILED FEB 17 2 09 PM '82 GREENVILLE S.C. H. MC SPERSLEY

BOOK 1533 PAGE 870

THIS MORTGAGE is made this 16 day of February 19 82, between the Mortgagor, Marvin Duane Jennings and Pamela H. Jennings, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and Two Hundred (\$40,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated Feb. 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 3/1/2006

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 State of South Carolina, County of Greenville, in Butler Township, situate on the eastern side of Forrester Drive, being shown and designated as Lot 8 on a Plat of property of J.H. Alexander recorded in Plat Book MM, at Page 198 and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Forrester Drive, at the joint front corner of Lots 9 and 8; thence with the line of Lot 8, N. 87-20 E. 204.1 feet to an iron pin at the corner of Lot 10; thence with the line of Lot 10 N. 13-45 W. 101.9 feet to a pin at the rear corner of Lot 7; thence with the line of Lot 7 S. 87-20 W. 184.5 feet to a pin on Forrester Drive; thence with the eastern side of Forrester Drive S. 2-40 E 100 feet to the point of beginning.

ALSO: ALL that triangular strip of land in the State of South Carolina, County of Greenville, taken from the Southwest side of Lot 10 as shown on Plat of property of J.H. Alexander recorded in Plat Book MM at Page 195 and having, according to a survey made by Piedmont Engineers dated April 19, 1967, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of Hamby Drive at the joint front corner of Lots 8 and 10, and running thence with the rear line of Lot 8 N. 13-45 W. 101.9 feet to an iron pin in line of Lot 10; thence through the line of Lot 10 S. 23-37 E. 90.3 feet to an iron pin on Hamby Drive; thence with the northwestern side of said drive S. 36-32 W. 20 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of John C. Ligon III and Janice A. Ligon dated Feb. 16, 1982 and recorded in Deed Book 1262 at Page 582, Rt. 6, Forrester Dr. Greenville, which has the address of (Street) (City)

South Carolina 29607 (herein "Property Address"); (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 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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