

GREENVILLE CO. S.C.

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SONNENBLANKERSLEY
R.M.C.

MORTGAGE

BOOK 1566 PAGE 361

THIS MORTGAGE is made this 23rd day of March 1982, between the Mortgagor, WILLIAM E. JEANES AND MARY L. JEANES (herein "Borrower"), and the Mortgagee, FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

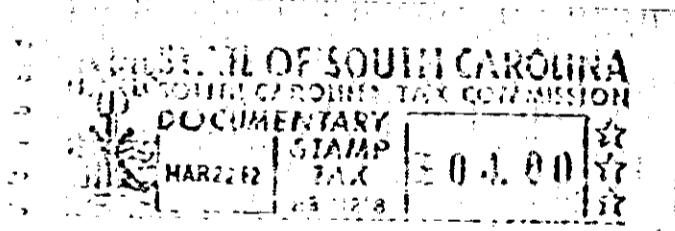
WHEREAS, Borrower is indebted to Lender in the principal sum of TEN THOUSAND AND NO/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1992.

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 in Greenville County, State of South Carolina, on the northern side of Highlawn Avenue, near the City of Greenville, being known as Lot No. 15 on plat of property of G. J. Douglass Estate made by C. M. Furman, Jr., April, 1923, recorded in Plat Book F, at Page 126, and according to a more recent survey prepared by C. C. Jones, Engineer, May 29, 1951, is described as follows:

BEGINNING at an iron pin on the northern side of Highland Avenue (formerly Highlawn Avenue), which pin is 368.7 feet west of the intersection of said Avenue and Hill Street, and is the joint front corner of Lots Nos. 15 and 16, and running thence with the joint line of said lots N. 10-50 E. 141.3 feet to an iron pin; thence N. 79-10 W. 70 feet to an iron pin rear corner of Lot No. 14; thence with the line of said lot S. 10-50 W. 141.3 feet to an iron pin on the southern side of Highland Avenue; thence with said Avenue S. 79-10 E. 70 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed of even date to be recorded herewith.



which has the address of 512 Highlawn Avenue Greenville
(Street) (City)
S. C. 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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