

MORTGAGE

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DONNIE  
GREENVILLE S.C.

THIS MORTGAGE is made this 29th day of October 1982, between Mortgagor, Thomas E. Jones and Edna J. Jones (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").

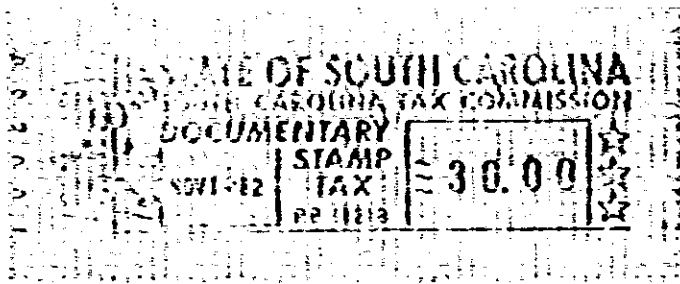
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-five thousand and no/100 (75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2012;

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 State of South Carolina, County of Greenville, being shown and designated as Lots 30 and 31, Shawn Drive, on plat of Property of Thomas E. Jones and Edna J. Jones, dated October 27, 1982, prepared by Freeland & Associates, recorded in Plat Book 26 at page 97, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Brooks Road and running along said Brooks Road, S. 32-47 W., 173.9 feet to an iron pin; thence turning and running along the rear lot line of lot no. 31, N. 36-27 W., 124.78 feet to an iron pin on the joint line of lots 31 and 30; thence running along the rear line of lot 30, N. 36-27 W., 115.0 feet to an iron pin; thence turning and running along the joint line of lots 30 and 29, N. 39-16 E., 141.17 feet to an iron pin on the southerly side of Shawn Drive; thence turning and running along said Shawn Drive, S. 50-00 E., 185 feet to an iron pin at the intersection of Shawn Drive and Brooks Road; thence turning and running with said intersection, S. 8-36 E., 37.51 feet to an iron pin on Brooks Road, being the point and place of beginning.

This is the same property conveyed to the mortgagors by deed of South Carolina Federal Savings and Loan Association, to be recorded of even date herewith.



which has the address of Lots 30 and 31 Shawn Drive, Rustic Estates, Mauldin, South Carolina 29662 (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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