

RECORDED
MAY 19 1983
Doris S. Tankersley

Documentary Stamps are figured on
the amount financed: \$ 15,114.08

MORTGAGE

BOOK 1607 PAGE 245

THIS MORTGAGE is made this 15 day of April 1983, between the Mortgagor, J. Olin Jones and Lorraine W. Jones (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand, Four Hundred and Seven Dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1993.

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 and being located on the west side of Rutherford, now Piedmont Park Road and being further known and described in the Block Book Department of Greenville County, South Carolina as Sheet Page 27, Block 1, Lot 1.

This is a part of the property conveyed to Elizabeth Ausley by M.C. Green by deed recorded in Deed Book 360, at Page 277 on September 24, 1948.

Please refer to the Probate Court records of Greenville County, South Carolina in Apartment 1592, File 18.

This is that same property conveyed by deed of Doris Hurt to J. Olin Jones and Lorraine W. Jones, dated 3/22/83, recorded 3/25/83, in volume 1185, at page 34 of the RMC Office for Greenville, S.C.

which has the address of 903 Piedmont Park Rd., Greenville, S.C. 29609 (Street) (City) (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 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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