

FILED  
GENERAL RECORDS OFFICE  
FEB 13 1984  
JUNIOR  
R.H.C.

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# MORTGAGE

THIS MORTGAGE is made this 10th day of February, 1984, between the Mortgagor, WILLIAM L. JONES and JANICE L. JONES, (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 SIXTY-TWO THOUSAND TWO HUNDRED & NO/100 (\$62,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 1984, (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 1, 2014.....;

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 situate, lying and being in the County of Greenville, State of South Carolina, located on the western side of Cunningham Road, being shown and designated as Lot 55 on plat of DREXEL TERRACE, dated April 1, 1961, prepared by Piedmont Engineering Service, recorded in the RMC Office for Greenville County, S.C., in Plat Book QQ at Page 177, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of the right-of-way of Cunningham Road, joint front corner of Lots 55 and 56, and running thence along said right-of-way N. 9-05 E. 110 feet to a point, joint front corner of Lots 54 and 55; thence N. 81-30 W. 175 feet to a point; thence S. 7-37 W. 110 feet to a point; thence S. 81-28 E. 172.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Jimmy L. Stephens, to be executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY  
STAMP  
TAX  
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which has the address of 19 Cunningham Road, Taylors,  
(Street) (City)  
S. C. 29687 (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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