

Vol 1854 No 238

PO Box 408
Greenville, S.C. 29602

FILED
MAR 28 3 40 PM '84
DOUGLAS S. JENKERSLEY

MORTGAGE



THIS MORTGAGE is made this 28th day of March, 19 84, between the Mortgagor, William D. 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 FortyFive Thousand Four Hundred Seventy-Two and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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 April 30, 1994;

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 in Greenville County, State of South Carolina, being known and designated as Lot # 85 on a revised plat of property of Cedar Vale Subdivision, as shown in Plat Book 4F at Page 12 in the RMC Office for Greenville County, reference to said plat being made for a further metes and bounds description.

This being a portion of property conveyed to the Grantor by deed recorded in Deed Book 944 at Page 602 in the RMC Office for Greenville County on May 23, 1972.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAR 28 1984
\$ 18.20

SC TO ----- 3 MR 28 84 054

which has the address of 4212 Old Buncombe Road Greenville,
(Street) (City)
SC 29609 (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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