

FILED
GREENVILLE CO. S.C.

VOL 1366 PAGE 639

JUN 6 2 19 PM '84 MORTGAGE

THIS MORTGAGE is made this 1st day of June, 1984, between the Mortgagor, Harold L. Jones and Patricia B. Jones (Patricia B. Jones same as Patricia 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").

(\$20,227.12)

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Twenty Thousand Two Hundred Twenty Seven Dollars and 12/100~~ Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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 June 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 lot of land in the State of South Carolina, County of Greenville, City of Mauldin being more particularly described as a part of Lot 4 on a plat entitled "Property of Harold L. Jones and Patricia Jones", prepared by Carolina Surveying Co., dated February 13, 1980, recorded in the R. M. C. Office for Greenville County on February 27, 1980 in Plat Book 74 at Page 78, and having according to said plat, the following metes and bounds to wit:

Beginning at a point on the Northwestern side of Fargo Street at the joint corner of Lots 4 and 5 and running thence N40-10W 200.1 feet to a point at the joint back corner of Lots 4 and 5; thence 49-46W96.0 feet to a point; thence S40-10E 200.0 feet to a point on the Northwestern side of Fargo Street; thence with the Northwestern side of Fargo Street N49-50E 96.0 feet to the point of beginning.

This is the same property conveyed to Harold L. Jones and Patricia B. Jones by deed of Sandra F. Chandler, dated February 25, 1980, recorded in the R.M.C. Office for Greenville County on February 27, 1980 in Deed Book 1121 at Page 152.

This mortgage is Junior in Lien on the portion of Lot 4, above described, to the mortgage of Harold L. Jones and Patricia B. Jones given in favor of the South Carolina National Bank, dated February 25, 1980, recorded in the R.M.C. Office for Greenville County on February 27, 1980 in Book 1496 at Page 526 and also further junior in lien to the mortgage of Harold L. Jones and Patricia B. Jones given in favor of South Carolina Federal Savings and Loan Association, dated May 29, 1981, recorded in the R.M.C. Office for Greenville County on June 5, 1981 in Book 1543 at Page 341.

Also, All that certain piece, parcel, of lot of land in Austin Township, Greenville County, State of South Carolina, within the corporate limits of the City of Mauldin, and being known and designated as Lot #5 of a subdivision known as Glendale III, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book 4R at Pages 83 and 84, and having the following metes and bounds, to wit:

Beginning at a point on the Northwestern side of Fargo Street at the joint front corner of Lots 4 and 5 and running thence with the Northwestern side of Fargo Street (legal description continued on attachment)

which has the address of 917 Fargo Street Mauldin,
(Street) (City)
South Carolina 29662 (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.