

FILED
GREENVILLE, S.C.
JUN 15 3 02 PM '84
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of June, 1984, between the Mortgagor, Joseph W. Jelks, III and Elizabeth W. Jelks, (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").

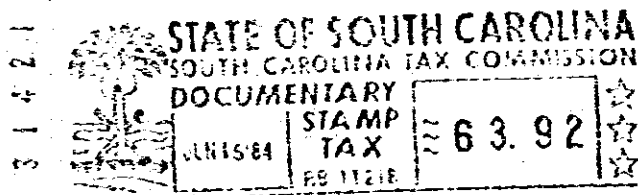
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty Nine Thousand Seven Hundred Fifty & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____;

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 _____, State of South Carolina.

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 46, Section F, Gower Estates, on plat recorded in the RMC Office for Greenville County in Plat Book JJJ at Page 99, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Henderson Road, joint front corner of Lots 45 and 46 and running thence with said Road, N. 63-43 E., 132 feet to a point; thence N. 86-50 E., 34.3 feet to a point on the edge of Aldridge Drive; thence with said Drive, S. 39-18 E., 139 feet to a point at joint corner of Lot 47; thence with common line of Lots 47 and 46, S. 55-32 W., 200.8 feet to a point; thence N. 25-06 W., 177.4 feet to a point on the edge of Henderson Road, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Joy W. Cutchin, recorded in the RMC Office for Greenville County in Deed Book 1215 at Page 43 on June 15, 1984.



which has the address of 2 Aldridge Drive Greenville, (Street) (City), South Carolina 29607 (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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