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GREENVILLE CO. S. C.
MAY 14 3 27 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 11th day of May 19 79 between the Mortgagor, MARION F. JONES, JR. AND PEGGY C. JONES

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Forty-two Thousand Two Hundred Fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 11ths, 1979 (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, 2009;

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, with all buildings and improvements thereon, situate, lying and being on the northeastern corner of the intersection of Hackamore Court with Percheron Place, in Greenville County, South Carolina, being known and designated as Lot No. 98 as shown on a plat entitled HERITAGE LAKES subdivision, made by Heaner Engineering Co. the eastern side of Hackamore Court, thence along the eastern side of said street, N. 09-06-41 E., 96.49 feet; thence with the curve of the eastern side of said street, N. 09-06-41 E., 96.49 feet to an iron pin, the point of Beginning.

The above property is the same conveyed to the Mortgagors by deed of Davidson Enterprises, Inc., to be recorded simultaneously herewith. *Donnie S. Tankersley* 14867

First Federal Savings and Loan Association
of Greenville, S. C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
FAX 16.92

Nancy C. Whitnie
Donnie S. Tankersley
Dickie Crenshaw
which has the address of Percheron Place Greenville
South Carolina (City)
(State and Zip Code)
(herein "Property Address");

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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