

FILED
GREENVILLE CO. S.C.
OCT 27 3 01 PM '72
MORTGAGE

THIS MORTGAGE is made this 27th day of October, 19 72,
between the Mortgagor, Ann Lois Gremillion and James E. Gremillion
(herein "Borrower"),
and the Mortgagee, James Financial Corporation, a corporation
organized and existing under the laws of Ohio, whose address
is 1707 Cleveland Ave., N. W. Canton, Ohio (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand Five Hundred and no/100 (\$29,500.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2002

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 20 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 tract of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot 98 of Brook Glenn Gardens and according to the plat of Brook Glenn Gardens, which is duly recorded in Plat Book JJJ at page 85 in the R. M. C. Office for Greenville County and the plat prepared by Wolfe and Huskey, Engs. for the mortgagors on September 26, 1972, to be recorded herewith, as having the following metes and bounds to-wit:

BEGINNING at the joint front corner of Lots 97 and 98 on Brook Glenn Road and running thence S. 60-17 W. 150 feet to an old iron pin, thence N. 29-43 W. 110 feet to an old iron pin, thence N. 60-17 E. 150 feet to an old iron pin, thence along Brook Glenn Road S. 29-43 E. 110 feet to the point of beginning.

This conveyance is subject to the Restrictive Covenants and Protective Covenants as recorded in Deed Book 793 at page 453 in the R. M. C. Office for Greenville County.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASSIGNMENT

FOR VALUE RECEIVED, JAMES FINANCIAL CORPORATION, hereby assigns, transfers and sets over to _____, the within mortgage and the note which the same secures.

Dated this _____ day of _____ 1972.

In the Presence of:

JAMES FINANCIAL CORPORATION
By: J. E. Gremillion
J. E. Gremillion, Asst. Vice President

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.