

MORTGAGE

BOOK 1413 PAGE 335

OCT 21 9 33 AM '77

DONNIE S. TANNERSLEY

THIS MORTGAGE is made this 14 day of October 19... between the Mortgagor, JAMES E. JONES AND HOLLY W. JONES

(herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 23 S. Main St. P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eightteen Thousand Five Hundred and 00/100 (\$18,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 14, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2007.

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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 42 according to a plat entitled "Sunny Acres Subdivision" by J. C. Hill, said plat being dated August 24, 1953, and revised March 1, 1954, and being recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 168 and 169 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cox Drive, at the joint front corner of Lots 42 and 43, and running thence with the line of Lot 43, N. 33 W. 143.9 feet to an iron pin; thence N. 57 E. 75.09 feet to an iron pin at the joint rear corner of Lots 42 and 41; thence S. 33 E. 146.5 feet to an iron pin on the northern edge of Cox Drive; thence with the northern edge of Cox Drive, S. 56-05 W. 75 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Poinsett Service Corporation, said deed being dated of even date.

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which has the address of 17 Cox Drive, Sunny Acres, Travelers Rest, South Carolina 29690 (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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