

MORTGAGE

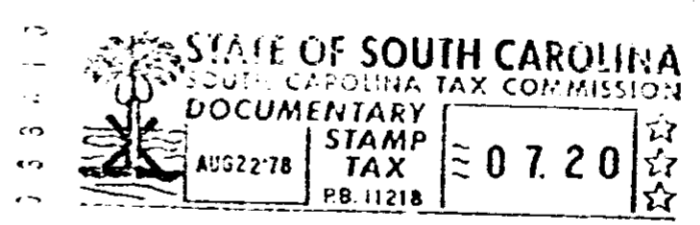
THIS MORTGAGE is made this 21st day of August, 1978, between the Mortgagor, Richard O. Jones and Deborah W. Jones (herein "Borrower"), and the Mortgagee, Fidelity Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1998;

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: near the corporate limits of the City of Greenville, in the Section known as San Souci, being shown and designated as Lot Number 7 of the Property of B.E. Greer on plat recorded in Plat Book G at Page 133 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the point of intersection of the western side of Pine Street and with the northern side of Arlington Avenue (aka Blue Ridge Drive) and running thence with the western side of Pine Street, N 5-50 W 150 ft. to a point; thence, S 83-55 W 60 ft. to a point; thence, S 5-50 E 150 ft. to a point on the northern side of Arlington (Blue Ridge Drive) Avenue; thence, N 83-55 E 60 ft. to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Gerald Jones as Executor of the Estate of Edith E. Jones, deceased, dated August 21, 1978 and recorded on even date herewith.



which has the address of Blue Ridge Drive, Greenville, South Carolina (Street) (City) (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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