

DONNIE S. TANKERSLEY
R.M.C.
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AUG 23 1979
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MORTGAGE

THIS MORTGAGE is made this 17th day of August, 1979
between the Mortgagor, LLOYD G. JONES AND DOROTHY C. JONES

(herein "Borrower"),
and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 August 1, 1994

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 with the improvements thereon, situate, lying and being in the Piedmont Manufacturing Company Village, in or near the Town of Piedmont, Greenville County, South Carolina, and being more particularly described as Lot No. 140, Section 4, as shown on a plat entitled "Portion of Section No. 4, Piedmont Mfg. Co., Piedmont, S. C.", made by Dalton & Neves, September, 1952, and recorded in the R. M. C. Office for Greenville, South Carolina, in Plat Book CC, at page 181 and fronts on the Main Street eighty (80) feet.

This is the identical property conveyed by Talmadge C. Cooper to Lloyd G. Jones by deed recorded on April 23, 1973 in Deed Book 973, page 65 in the office of the Clerk of Court for Greenville County, South Carolina. Lloyd G. Jones has conveyed a one-half interest in said property to Dorothy C. Jones by deed of even date herewith, to be recorded simultaneously herewith.



which has the address of Main Street Piedmont
[Street] [City]
S. C. 29673 (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 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 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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