

201 Trade St.
Fountain Inn, SC 29644

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MORTGAGE

BOOK 1507 PAGE 685

THIS MORTGAGE is made this 9th day of July 1980, between the Mortgagor, Thelma A. Jones (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 1980 (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, 2010;

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 lying, being and situate in the County and State aforementioned, Austin Township, known and designated as Lot No. 30 on a plat prepared by C. O. Riddle, Surveyor, in June, 1958 of property of said E. G. Whitmire, Jr., said plat of record in the Office of the R.M.C. for Greenville County, S.C., and having the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin in the eastern edge of Highland Avenue, intersection of said avenue with Eastview Drive, running thence along the eastern edge of said Highland Avenue N. 10-58 W 150 feet to an iron pin, corner at intersection with said avenue and Eastview Drive; thence with the southern edge of said Eastview Drive, N. 79-02 E. 186.3 feet to an iron pin, joint corner with Lot No. 31 on said Eastview Drive; thence with the joint line of said Lot No. 31 S. 10-58 E. 150 feet to an iron pin, joint corner with said Lot No. 31 in the northern edge of said Eastview Drive; thence with the northern edge of said Eastview Drive S 79-02 W 186.3 feet to an iron pin, the beginning corner, and bounded by said Eastview Drive on the South and North, Highland Avenue on the West and Lot No. 31 on the East.

This being the same property conveyed to Tenzel O. Barbery and Thelma A. Barbery by deed of E. G. Whitmire, Jr. dated September 19, 1966, recorded November 10, 1966 in Deed Volume 908 at page 122. Tenzel O. Barbery conveyed his undivided one-half interest to Thelma A. Jones (formerly Thelma A. Barbery) by deed dated June 24, 1980, recorded July 9, 1980 in Deed Volume 1128 at page 852.

which has the address of 201 Eastview Drive, Simpsonville (City), S.C. 29681 (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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