

203 State Park Road
Travelers Rest, S.C.

FILED
GREENVILLE CO. S.C.

MORTGAGE AH '81

BOOK 1530 PAGE 741

SONNIE S. IANKERSLEY
R.M.C.

THIS MORTGAGE is made this 23rd day of January, 1981, between the Mortgagor, Bobby J. Jones Builders, Inc. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 23, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1982.

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 situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot 69 on plat of White Oak Hills, Section III, which plat is recorded in Plat Book 7 X, at page 56, and having, according to said plat, the following courses and distances, to wit:

Beginning at an iron pin on the Northern edge of Green Fern Drive at the joint corner of Lots 56 and 69 and running thence along the line of Lot 56, N. 12-41 W. 175 feet to an iron pin at the joint corner of Lots 68 and 69; thence with the line of Lot 68, S. 84-57 W. 125.1 feet to an iron pin on the edge of Green Fern Drive; thence with the eastern edge of Green Fern Drive, S. 27-56 E. 103.86 feet; thence continuing with the eastern edge of said drive, S. 16-15 E. 64.4 feet to an iron pin; thence still with Green Fern Drive, the chord of which is S. 60-57 E. 38.36 feet to an iron pin; thence still with said Drive, N. 78-45 E. 64.1 feet to an iron pin at the point of beginning.

This is the same property conveyed unto the Mortgagor herein by deed of A. J. Prince Builders, Inc., to be recorded herewith.

RECORDED
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GREENVILLE, S.C.

which has the address of Lot 69, Green Fern Drive, Greenville, S.C. (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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