

RECORDED
S.C.
DEC 17 1982
SLEY

BOOK 1589 PAGE 417

MORTGAGE

THIS MORTGAGE is made this 17th day of December, 1982, between the Mortgagor, Lawrence B. Jones and Sharon W. Jones, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and no/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013.....;

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, situate, lying and being in the State of South Carolina, County of Greenville, located near Simpsonville, and being known and designated as Lot #8 on a plat of Heritage Lakes Subdivision recorded in Plac Book 6H at page 16 and further described on a plat for Lawrence B. Jones prepared by Wolfe & Huskey, Inc. RLS, on December 15, 1982, to be recorded herewith, and according to said plat, as having the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the bank of Harness Trail the joint front corner of Lots 8 & (and running along the curvature of Harness Trail to an old iron pin having a traverse line of N. 66-15 E. 173.6 feet to said old iron pin, thence S. 09-49 E. 282 feet to an old iron pin; thence along the boundary now or formerly Chandler, S. 72-54 W. 40 feet to an old iron; thence N. 37-31 W. 277 feet to the beginning corner.

This conveyance is subject to the protective covenants and restrictions recorded in Deed Book 1063 at page 854 and amended in Deed Book 1066 at page 514 and Deed Book 1072 at page 832 in the R.M.C. Office for Greenville County and the utility and draining easement as shown on Plat Book 6H at page 16 and said plat to be recorded herewith.

4.20

This conveyance is the identical property conveyed to Lawrence B. Jones and Sharon W. Jones by deed of Philip M. Mendys and Donna M. Mendys on December 17, 1982 and recorded December 17, 1982 in Deed Book 1129 page 185 in the R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
24.00
DEC 17 1982
PER 1173

which has the address of 203 Harness Trail, Simpsonville (Street) (City)
South Carolina 29681 (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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