

MORTGAGE

300-1889-816

THIS MORTGAGE is made this 9th day of June 1976 between the Mortgagor, Randall L. Jones and Barbara Lynn Jones (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand Four Hundred Seventy Five & No/100 (\$19,475.00) plus, which indebtedness is evidenced by Borrower's note dated June 9, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on or before July 1, 2006.

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 on the southerly side of Ruby Drive near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot 52 on a plat entitled "An Addition To New Furman Heights", which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book "TT", at Page 188; said lot having such metes and bounds as shown thereon.

This being the identical property conveyed to the Mortgagors herein by Deed of Ranny F. Queen and Cheryl J. Queen dated May 9, 1974, and recorded in the R.M.C. Office for Greenville County on July 3, 1974, in Greenville County Deed Book 1002, at Page 386.



which has the address of 103 Ruby Drive Greenville, South Carolina South Carolina 29609 (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 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.