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## **MORTGAGE**

THIS MO	RTGAGE is made this	24th	day of Fe	ebruary	19.77
between the Mort	gagor, James Robert	Jones, Sr	, and Billie	Jean Jones	
		(her	ein "Borrower"),	and the Mortgagee	, GREER FEDERAL
SAVINGS AND	LOAN ASSOCIATION	, a corporatio	n organized and	l existing under t	he laws of SOUTI
CAROLINA, wh	ose address is 107 Churc	h Street, Gree	r, South Carolina	a 29651 (herein "L	.ender").

Whereas, Borrower is indebted to Lender in the principal sum of --Twenty One Thousand and No/100----- Dollars, which indebtedness is evidenced by Borrower's note dated February 21, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2007.

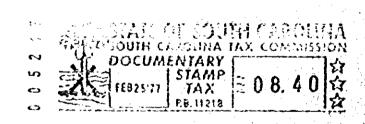
To Secure to Londer (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: being known and designated as all of LOT No. 34 of a subdivision entitled "Brookwood Forest" extension of Section 1, according to plat dated 2-13-63 by C.C. Jones, recorded in Plat Book XX page 96, reference to which plat is hereby pleaded for a more complete description and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Charing Cross Road, joint front corner of Lots Nos. 34 and 35, and running thence with the eastern side of Charing Cross Road, the following distances: N. 28-14 E. 43.4 feet; N. 31-40 E. 39.9 feet; N. 61-50 E. 86.6 feet; N. 88-10 W. 46 feet to a point on branch; thence with the branch as line, the traverse lines of which are: S. 3-43 W. 87.4 feet; S. 11-22 E. 86.5 feet; and S. 65-48 W. 41.7 feet to the joint rear corner of Lots Nos. 34 and 35; thence with the joint line of said lots, S. 67-32 E. 173.5 feet to the beginning corner.

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that seme property conveyed to Mortgagors this date by deed of Mattox & Dillard Builders, Inc., which is to be recorded herewith.



which has the address of Charing Cross Road Taylors,

(Street) (City)

S.C. 29687 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

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