

MORTGAGE

1691-120 VOL 1691 PAGE 683

FILED GREENVILLE CO. S.C. FILED GREENVILLE CO. S.C.

NOV 23 1984

THIS MORTGAGE was made this 15th day of November 1984 by Thelma O. Jones (herein "Borrower"), and the Mortgage People a corporation organized and existing under the laws of Virginia whose address is 4020 West Broad St., Richmond, Virginia 23230 (herein "Lender").

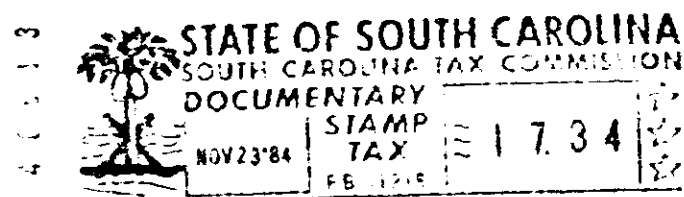
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven thousand Seven hundred Sixty and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 21, 1994

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 tract of land with all improvements thereon situate in the County of Greenville, State of South Carolina, on southern side of Laurel Drive, containing 1.03 Acres, being shown as portion of Lot No. 20 on plat entitled "Property of Central Realty Corp." dated June 30, 1950, prepared by W. J. Riddle, recorded in Plat Book Y, page 85, RMC Office for Greenville County, and having according to revision of said plat dated January 12, 1965, the following metes and bounds:

BEGINNING at iron pin on southern side of Laurel Drive, joint corner Lots 6 & 20 and with lines of Lots Nos. 6 & 5, S. 7-04 W. 388 feet to iron pin; thence a new line through Lot No. 20, N. 65-31 E. 138.3 feet to iron pin; thence continuing new line through Lot 20, N. 7-04 E. 388 feet to iron pin on southern side of Laurel Drive; thence with Laurel Drive S. 59-41 W. 112 feet to iron pin; thence continuing with southern side of Laurel Drive S. 88-51 W. 29.3 feet to beginning.

This being same property conveyed to William C. & Thelma O. Jones by Frank L. O'Neal recorded February 25, 1965, in Deed Book 768, page 181. Thereafter William C. Jones conveyed his one-half interest to Thelma O. Jones recorded simultaneously herewith.



which has the address of Route 15 Box 580 Greenville, South Carolina 29607 (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.

3060

4328-NV-21