

GREENVILLE CO. S. C.
MAY 23 1975
MORTGAGE

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THIS MORTGAGE is made this 23 day of May, 19 75, between the Mortgagor, Larry Steven Jones

(herein "Borrower"), and the Mortgagee, Family Federal Savings and Loan Association, a corporation organized and existing under the laws of United States of America, whose address is #3 Edwards Building, 600 N. Main St., Greer, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand & NO/100----- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2000

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 in Butler Township, County of Greenville, State of South Carolina, being known as a portion of a tract of land formerly owned by R. D. Julian, containing 2.36 acres, more or less, and having according to a survey by R. B. Bruce, Registered Land Surveyor, dated May 21, 1975, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Phillips Road (formerly Julian Road) and running thence along the center of said road N. 67-38 W. 136.7 feet; thence N. 55-00 W. 205 feet to an iron pin at the corner of property of Divver on the northern side of said road; thence N. 31-05 E. 386.5 feet along Divver's land to an iron pin; thence S. 43-15 E. 176.9 feet to a point; thence S. 4-00 W. 373 feet to a point in the center of Phillips Road, the beginning corner.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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