

FILED
GREENVILLE CO. S. C.

APR 29 1976

1331 340

BONNIE S. TAYLOR
R.M.C. **MORTGAGE**

THIS MORTGAGE is made this _____ day of March, 1976, between the Mortgagor, **Dennon O. Jones**

(herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of **SOUTH CAROLINA**, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~-----~~ **Forty Nine Thousand Nine Hundred Fifty and No/100** Dollars, which indebtedness is evidenced by Borrower's note dated **March 1, 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 **March 1, 1996**

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: **On the northwestern side of Brushy Creek Road, being shown and designated as containing 0.62 acres on a plat for Dennon O. Jones, made by Jones Engineering Service, Feb. 22, 1969, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-D, at Page 27, and having according to said plat the following metes and bounds, to-wit:**

Beginning at a point on the northwestern side of Brushy Creek Road at the joint corner of Property of Others and instant 0.62 acre tract, and running thence along the common line of said property N. 85-30 W. 190 feet to a point; thence along the line of School Property N. 12-15 E. 132 feet to an iron pin; thence still with line of School Property N. 16-03 E. 56.4 feet to a point; thence along the line of Property of Others S. 59-46 E. 295.2 feet to a point on the northwestern side of Brushy Creek Road; thence along the said Brushy Creek Road S. 57-31 W. 91.9 feet to the point of beginning.



which has the address of **0.62 acres Brushy Creek Road, Route 4, Taylors,**
(Street) (City)
South Carolina 29687
(State and Zip Code) (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.

0 3 4 0
4328 RV-25