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GREENVILLE, S.C. 29690
Box 455 Travelers Rest, S.C.

SEP 6 10 55 AM '77

MORTGAGE

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DONNIE S. TANKERSLEY
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THIS MORTGAGE is made this 1st day of September 1977, between the Mortgagor, Bobby Joe Jones Builders, Inc. (herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 23 S. Main P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three Thousand Nine Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 1, 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, 2002.

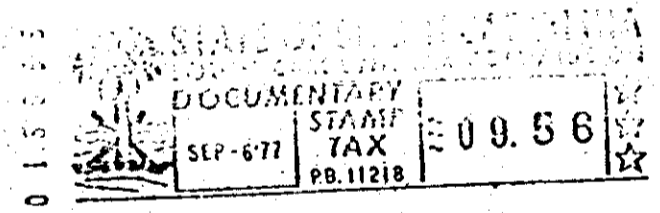
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land being shown as Lot 68 on plat of Sunny Acres recorded in Plat Book BB at pages 168 and 169 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin on Cox Drive at the joint front corner of Lots 67 and 68, and running thence with Cox Drive, N 56-05 E 75 feet to an iron pin; thence with line of Lot 69, S 31-10 E 150.9 feet to an iron pin; thence S 57-55 W 75 feet to an iron pin at rear corner of Lot 67; thence with joint line of Lot 67, N 31-10 W 150 feet to the beginning orner.

This is the same property conveyed to the mortgagor by deed of Poinsett Service Corp., dated September 1, 1977, recorded September 6, 1977, in the RMC Office for Greenville County.

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which has the address of Lot 68, Cox Drive (Street) (City) (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.

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