

GREENVILLE CO. S.C.

BOOK 1701 PAGE 044

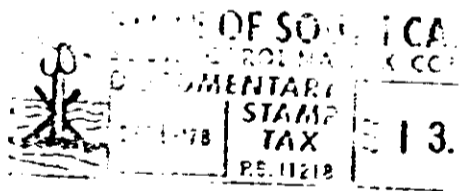
MORTGAGE

THIS MORTGAGE is made this 1st day of December, 1978, between the Mortgagor, Georgia Elaine Jones, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Three Thousand One Hundred and no/100 (\$33,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 11/1/09.....;

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 certain piece, parcel or lot of land, with improvements thereon, in the State of South Carolina, County of Greenville, on the northern side of Eberhardt Court, being shown and designated as Lot #2 on plat of Eberhardt Court recorded in Plat Book MM, at page 83 and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of Eberhardt Court, joint front corner of Lots 1 and 2 and running thence with line of Lot #1 North 20-07-10 East 125.03 feet to iron pin (old); thence South 68-28-40 East 139.96 feet to iron pin (old); thence with line of Lot 3 South 21-38 West 99.47 feet to an iron pin (old); thence South 87-35-30 West 78.86 feet to iron pin; thence North 62-44-30 West 64.96 feet to the point of BEGINNING; this being the identical property conveyed to Georgia Elaine Jones by Maurine E. Lolliw, et al by deed of even date to be recorded.



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which has the address of 2 Eberhardt Court Greenville, South Carolina (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.

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