

FILED
GREENVILLE, S.C.
JUN 23 4 56 PM '79
COMMERCIAL BANK OF GREENVILLE

1412 13

MORTGAGE

THIS MORTGAGE is made this 29th day of June, 1979, between the Mortgagor, Jack W. Jenkins, Jr. and Gail P. Jenkins (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 and no/100--- (\$33,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1979 (herein "Note"), providing for monthly installment of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009.....;

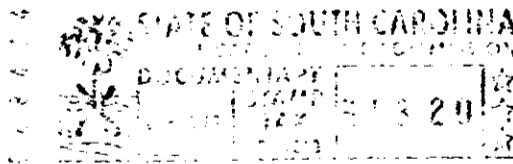
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the County of Greenville, State of South Carolina, situate, lying and being on the Northwestern side of Lawnview Court, being known and designated as Lot #7 on a plat entitled "Property of Wm. R. Timmons, Jr.", said plat being recorded in the RMC Office for Greenville County in Plat Book "XX" at page 9 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northwestern side of Lawnview Court, joint front corner of lots 6 and 7 and running thence with Lawnview Court, S. 49-23 W., 44.1 feet; thence continuing with Lawnview Court, S. 58-53 W., 110.1 feet to an iron pin at the Northern corner of the intersection of Lawnview Court and Noble Street; thence with a curve of said intersection, the chord being N. 76-07 W., 28.3 feet to an iron pin on the North-east side of Noble Street; thence with said street, N. 31-07 W., 110 feet to an iron pin; thence N. 65-13 E., 72.5 feet; thence N. 20-55 E., 61.7 feet to an iron pin at the joint rear corner of lots 6 and 7; thence with the common line of said lots, S. 50-07 E., 161.6 feet to an iron pin, the point of beginning.

For deed into Mortgagors, see deed from George L. Sox, dated June 29, 1979, and recorded herewith.

GC10
-----3
N2979



which has the address of 206 Lawnview Court Greenville, S. C. 29611 (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.

4328 RV-2