

BOOK 1495 497

MORTGAGE

THIS MORTGAGE is made this 5th day of February, 1980, between the Mortgagor, W. C. Jaynes, Sr.

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

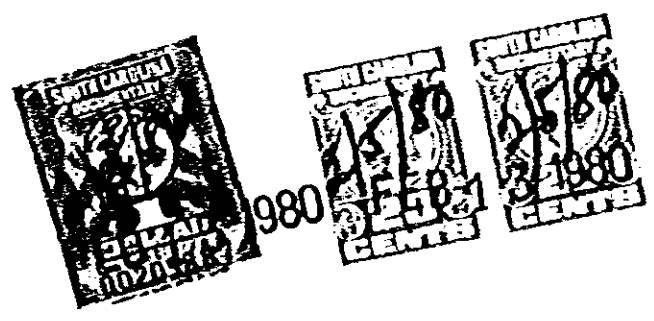
WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand Four Hundred Forty Two and 20/100ths Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 situate, lying and being in the State of South Carolina, County of Pickens, in Greenville County on the Northern side of Shelton Road and being more particularly described according to plat of John C. Smith, Surveyor, dated September 19, 1967:

BEGINNING at an iron pin at Shelton Road, such point being 243 feet Southwest from the center line of Old Easley Bridge Road; thence South 33-45 West 125 feet with Shelton Road to an iron pin; thence North 56-15 West 200 feet to an iron pin; thence North 33-45 East 125 feet to an iron pin; thence South 56-15 East 200 feet to the point of BEGINNING.

This is the identical property conveyed to W. C. Jaynes, Sr. by W. J. Shelton by deed dated September 28, 1967, and recorded in Deed Book 830 at page 27 in the office of the Register of Mesne Conveyance for Greenville County, South Carolina.

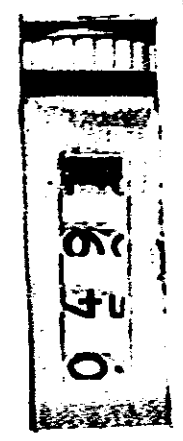


SOUTH CAROLINA - FEB 13 1980 1537

which has the address of Shelton Road Greenville, S. C. (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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