GREEN FILED CO. S. C.

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## **MORTGAGE**

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All that certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, in Chick Springs Township, in the Town of Greer, on the East side of Jones Road (also known as Tryon Street), about 175 feet North of the right of way of U. S. Highway No. 29, being more particularly described as follows: Beginning at an iron pin on the East side of said Jones Road, joint front corner with property owned now or formerly by B. A. Fincher, and running thence with the line of said Fincher property S. 86-00 E. 192 feet to an iron pin on line of property owned now or formerly by Troy Vaughan; thence with the line of said Vaughan property S. 22-18 E. 52.5 feet to an iron pin; thence with the line of properties owned now or formerly by Pittman and Crews S. 67-45 W. 235 feet to an iron pin on the East side of said Jones Road; thence with the East side of Jones Road N. 0-18 E. 153 feet, more or less, to the point of beginning. This is the same property conveyed to Stanley J. Jackson and Thelma E. Jackson by Ella P. Groce by deed recorded in the R.M.C. Office for said County on April 17, 1953, in Deed Book 476 at page 464, and the same property conveyed to the Mortgagors herein by Stanley J. Jackson and Thelma E. Jackson by deed to be recorded forthwith in said Office.



S. C. .....(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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