

FILED
GREENVILLE CO. S. C.

BOOK 1533 PAGE 758

JAN 23 12 11 PM '81

MORTGAGE

SONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 23rd day of January, 1981, between the Mortgagor, HARRY L. 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 Sixty-eight Thousand Four Hundred and No/100 (\$68,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 23, 1981, (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, 1981.....;

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 situate, lying and being on the Eastern side of Saratoga Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 166 as shown on a plat of Canebrake II recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C at page 79, and having, according to said plat, and a more recent plat entitled "Property of Harry L. Jenkins", dated January 13, 1981, prepared by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Saratoga Drive at the joint front corner of Lots Nos. 165 and 166, and running thence with the line of Lot No. 165 S. 79-42 E. 140 feet to an iron pin; thence S. 09-00 W. 70 feet to an iron pin at the joint rear corner of Lot No. 166 and 167; thence with the line of Lot No. 167 S. 88-07 W. 142.13 feet to an iron pin on the Eastern side of Saratoga Drive; thence with the curve of the Eastern side of Saratoga Drive, the chord of which is N. 08-46 E. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Foxfire Properties, Inc., dated January 23, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1141 at page 412, on January 23, 1981.



which has the address of Lot 166, Saratoga Drive, Greer, South Carolina 29651 (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.

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