



Documentary Stamps are figured on the amount of \$15,114.08

# MORTGAGE

BOOK 1637 PAGE 148

THIS MORTGAGE is made this 15 day of April 1983, between the Mortgagor, J. Olin Jones, Jr. and Lorraine W. Jones (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is, 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand, Four Hundred and seven Dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1993.

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 tract of land, situate, lying and being on west side of Piedmont Park Road and the south side of Maria Louisa Lane near the City of Greenville, County and State aforesaid, and having such metes and bounds as shown on a Plat of same entitled "Property of J. Olin Jones and Lorraine W. Jones", prepared by Dalton and Neves Co., Engineers, in December, 1982, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-J, at page 14, reference to which Plat is expressly craved for a more detailed description.

Being the same property acquired by J. Olin Jones by Deed of J.D. Jones dated May 12, 1969, recorded in Deed Book 867 at page 624 and by Deed of the said J. O. Jones dated May 9, 1969, recorded in Deed Book 867 at page 623.

Grantee assumes and agrees to pay Mortgage in the sum of \$40,000.00 executed by the Grantor and Grantee in favor of American Federal Savings and Loan Association, to be recorded herewith.

ALSO: This is that same property conveyed by deed of J. Olin Jones, ( an undivided one-half interest to Lorraine W. Jones., dated 12/16/82, recorded 12/21/82, in deed volume 1179, at page 317, at the RMC Office for Greenville County, S.C.).

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which has the address of Rt. 5, Maria Louisa Lane, Greenville, S.C. 29609 (Street) (City) (State and Zip Code) (herein "Property Address");

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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".

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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.

Vertical stamp: 148

Vertical stamp: 4328-17-2