

FILED
GREENVILLE S.C.
AUG 1 4 55 PM '83
DONNIE S. WILKINSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of July, 1983, between the Mortgagor, JACOB JORDAL 2, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 SEVENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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 August 1, 2013;

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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 24 of a Planned Unit Development Subdivision known as 1200 Pelham, Phase I, Section I, according to a plat there of dated May 9, 1983 prepared by Arbor Engineering, Inc., and recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 77, and having, according to a more recent survey prepared by Arbor Engineering, Inc., dated July 27, 1983, entitled "Property of Jacob Jordal", the following metes and bounds, to-wit:

BEGINNING at an iron pin: the joint front corner of Lot 24 and the Common Area and running thence N. 48-12 E. 100.86 feet to an iron pin; thence running with the line of 1200 Pelham, Phase II, S. 41-49 E. 47.83 feet to an iron pin; thence running with the line of Lot 23, S. 48-12 W. 100.86 feet to an iron pin; thence turning and running with the line of 24 N. 41-49 W. 47.83 feet to an iron pin, the point of BEGINNING.

600 THIS is the same property conveyed to the Mortgagor herein by deed of College Properties, Inc., dated July 29, 1983 and recorded simultaneously herewith.

OFFICE OF THE CLERK OF COURTS
GREENVILLE, SOUTH CAROLINA
RECORDED
JUL 29 1983
BOOK 1518 PAGE 917

2 AUG 1 1983 1227

which has the address of Unit 24, 1200 Pelham Greenville (City), South Carolina 29615 (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.

CORRECT

1518
917

1518
917