

GREENVILLE

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**MORTGAGE**

1013-195

THIS MORTGAGE is made this 3rd day of August 1983, between the Mortgagor, W. RILEY JONES AND DORIS H. 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 SEVENTY THOUSAND AND 00/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 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 10, 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the south-easterly side of Saluda Dam Road, containing 22.65 acres, more or less, and being known as Arrowhead Mobile Home Park, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of New Saluda Dam Road and running thence S.33-53 W. 100 feet to an iron pin; thence S.38-3 W. 100 feet to an iron pin; thence S.42-14 W. 100 feet to an iron pin; thence S.46-35 W. 100 feet to an iron pin; thence S.48-47 W. 71.5 feet to an iron pin; thence S.53-9 W. 100 feet to an iron pin; thence S.56-48 W. 100 feet to an iron pin; thence S.60-20 W. 100 feet to an iron pin; thence S. 62-00 W. 659.54 feet to an iron pin; thence S.12-43 W. 280.68 feet to an iron pin; thence S. 13-50 W. 98.72 feet to an iron pin; thence S.12-59 W. 100.82 feet to an iron pin on the right-of-way of railroad spur track; thence N.84-32 E. 100 feet to an iron pin; thence N.82-37 E. 100 feet to an iron pin; thence N.80-44 E. 100 feet to an iron pin; thence N.73-47 E. 100 feet to an iron pin; thence N. 77-2 E. 100 feet to an iron pin; thence N.75-7 E. 100 feet to an iron pin; thence N.73-14 E. 100 feet to an iron pin; thence N.71-13 E. 100 feet to an iron pin; thence N.69-33 E. 100 feet to an iron pin; thence N. 68- 32 E. 900 feet to an iron pin; thence N.31-05 W. 889.3 feet to an iron pin on Saluda Dam Road, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of William A. Floyd dated August 6, 1982 and recorded in the R.M.C. Office for Greenville County in Deed Book 1171 at Page 718 on August 9, 1982.

which has the address of Saluda Dam Road Greenville  
(Street) (City)  
South Carolina 29611 (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 seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unincumbered and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any of the following exceptions or restrictions listed in a Schedule of exceptions to coverage in any title insurance policy issued by Lender's interest in the Property.

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