

Mail to First Federal Savings and Loan Association
P. O. Box 1777, Anderson, S. C. 29622

FILED
GREFHY
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DONNIE S. HALEY

BOOK 1623 PAGE 452

MORTGAGE

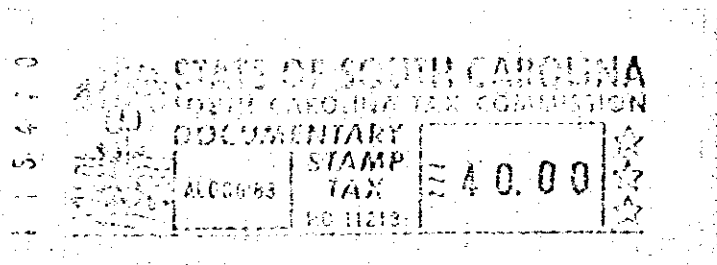
THIS MORTGAGE is made this 30th day of August, 1983, between the Mortgagor, William Stuart Jackson and Mary L. Jackson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 201 North Main Street, Anderson, South Carolina 29621 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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 September 1, 1998;

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 Number One (1) of a subdivision known as "Club Forest" as shown on plats recorded in the RMC Office for Greenville County in Plat Book 9-F at pages 15, 16 and 17, and having such metes and bounds as appear thereon. This being the same property conveyed unto mortgagors herein by deed of Foxfire Properties, Inc., of even date, to be recorded simultaneously herewith.

This conveyance is specifically made subject to those certain Restrictive Covenants for Club Forest Subdivision duly recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1174 at page 756, and is also subject to easements and/or rights of way for utilities of record in the RMC Office aforesaid in Deed Book 717 at page 462 and Deed Book 1049 at page 958, and in addition thereto a 5 foot planting easement, building set back lines, drainage and utility easements and any other easements as shown on the abovementioned plat; and is further made subject to any and all recorded rights-of-way, easements, conditions, restrictions, and zoning ordinances pertaining to the property herein conveyed, and in addition is subject to any of the foregoing which may appear from an inspection of the premises.



which has the address of Lot 1, Club Forest Lane, Greenville, South Carolina, 29605 (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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