

MORTGAGE

BOOK 128 PAGE 308
Documentary Stamps are figured on
the amount financed: \$ 12,023.84

THIS MORTGAGE is made this 7 day of September 1983, between the Mortgagor, Timothy L. and Anne C. 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-three Thousand, two hundred and forty-six Dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 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 October 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township, being shown and designated as Lot 14 on Plat of Montevideo Subdivision, Section 2, prepared by Terry T. Dill, dated January 27, 1959, revised July 27, 1959, recorded in the R.M.C. Office of the Greenville County Courthouse in Plat Book MM at Page 125 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the western side of Echo Lane at the joint front corner of Lots 13 and 14 and running thence with the common line of said Lots, N 68-52 W. 161.5 feet to an iron pin at the joint rear corner of said Lots: thence along the rear line of Lot 18, S 20-37 W. 82.6 feet to an iron pin in the right-of-way 40 E 162 feet to an iron pin on the western side of Echo Lane; thence along said Lane, N 21-08 E 100 feet to an iron pin, the point of beginning.

The above-described property was conveyed to the Grantors by deed recorded in Deed Book 855 at Page 149.

The above-described property is conveyed subject to all restrictions, easements, or right-of-ways existing or of record which affect said property.

This is the same property conveyed by deed of Wayne S. Jumper to Timothy L. and Anne C. Jones, dated June 25, 1974 and recorded June 26, 1974 in Volume 1001, at Page 875, in the R.M.C. Office for Greenville, S.C.

which has the address of Rt. 5, Box 598, Echo Lane, Travelers Rest, S.C. 29690 (Street) (City)
..... (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.

0300

12325-11-21