

FILED
GREENVILLE CO. S.C.

JUN 12 10 49 AM '84

MORTGAGE

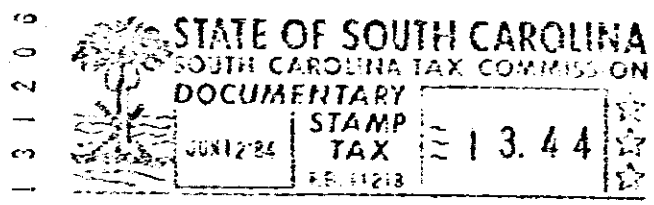
THIS MORTGAGE is made this 8th day of June, 1984, between the Mortgagor, James E. Jones and Ireva B. Jones (herein "Borrower"), and the Mortgagee, The Palmetto Bank, a corporation organized and existing under the laws of South Carolina, whose address is 470 Haywood Road, Greenville, S.C. 29607 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Six Hundred and No/100 (\$33,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009.

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 those pieces, parcels or lots of land, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Lots 12 and 12.2 on the westernside of Pelham Street, on survey entitled "Property of James E. Jones and Ireva B. Jones" as recorded in Plat Book 10-R at Page 91, in the RMC Office for Greenville County, S.C., and having such metes and bounds as shown thereon.

THIS being the same property conveyed to the mortgagors herein by deed of W. Fred Eppley as recorded in the RMC Office for Greenville County, S.C. herewith.



which has the address of 304 Pelham Street, Greer, S.C. 29651 (herein "Property Address");
(Street) (City)
(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.

10811 8009

