

Doc 25 3 17 PM '84

DONALD S. HINDLEY
RHS

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 26, 1984. The mortgagor is Kelly B. Jones and Nancy W. Jones ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender"). Borrower owes Lender the principal sum of FIFTY-ONE THOUSAND AND NO/100 Dollars (U.S. \$ 51,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on 10th November 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina at the intersection of Hunting Hollow Road and Runnymede Road, being shown and designated as Lot No. 94 on plat of Section I, Foxcroft, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 4-F, at Pages 2, 3, and 4 and having according to a more recent plat made by Freeland and Associates dated October 25, 1984 entitled property of Kelly B. Jones and Nancy W. Jones, recorded in the RMC Office for Greenville County, S.C. in Plat Book 11-A at Page 51 the following metes and bounds to-wit:

BEGINNING at an iron pin on the easterly side of Hunting Hollow Road, at corners of Lots Nos. 93 and 94 and running thence with the easterly side of Hunting Hollow Road the following courses and distances: N. 62-59 W., 50 feet to an iron pin; N. 55-55 W. 44.3 feet; and N. 52-09 W., 88.6 feet to an iron pin; thence with the intersection of Hunting Hollow Road and Runnymede Road N. 7-09 W., 35.4 feet to an iron pin on the southerly side of Runnymede Road; thence with the southerly side of Runnymede Road N. 37-51 E. 115 feet to an iron pin, joint corner of Lots Nos. 94 and 95; thence with the joint lines of said Lots S. 52-09 E., 171.49 feet to an iron pin in line of Lot 93; thence with the joint line of Lots Nos. 93 and 94 S. 22-27 W. 132.5 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Richard D. Graham and Lillian G. Graham of even date to be recorded herewith.

which has the address of 2 Runnymede Road, Greenville, South Carolina 29615 ("Property Address");
[Street] [City] [Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.