

GR... FILED
CO. S.C.
MAY 22 3 04 PM '81
SOK... SANDERSLEY
RMC

P.O. Box 408
Greenville, SC 29602

BOOK 1538 PAGE 991

BOOK 79 1655

MORTGAGE

THIS MORTGAGE is made this 16th day of April, 1981, between the Mortgagor, Frank Lynn Jones, Jr. (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 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Dollars and no/100 (\$7,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 16, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1986.....

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thence with the common line of said Lots N. 3-10 W., 165-08 feet to an iron pin in Crabapple Drive; thence with said Drive N. 86-52 E. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of O.H. Ogle Builders, Inc., and recorded in the RMC Office for Greenville County, on August 29, 1973, in Deed Book 932, and page 744.

Bozeman, Grayson & Smith, Attorneys: in lieu to that mortgage executed by O.H. Ogle Builders, Inc., in favor of First Federal Savings and Loan Association, which mortgage is recorded in the RMC Office for Greenville County, in Book 1262, Page 539.

of Greenville & Co. S. S. and First Federal Savings and Loan Association of S.C.
(S) Frank C. [Signature]
Witness John [Signature]
John [Signature]
Business John [Signature]

John [Signature]
which has the address of

South Carolina 29637 (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 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.

SOUTH CAROLINA — Form 675 — F.N.B./F.N.M.C. UNIFORM INSTRUMENT with amendments adding Form 20

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FILED
GREENVILLE COUNTY S.C.
MAY 28 1981
M. S. SANDERSLEY
RMC