

MORTGAGE

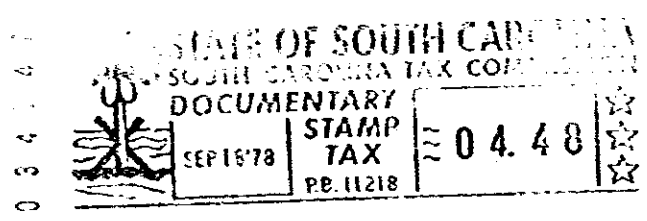
NOT RECORDED
BY CLERK
SEP 15 1978

THIS MORTGAGE is made this 15th day of September 1978, between the Mortgagor Betty S. Jones (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ELEVEN THOUSAND TWO HUNDRED AND NO/100 (\$11,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1978 (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, 1990

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 certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, in the City of Greer, on the West side of Poplar Drive (formerly known as New Pelham Road), and having the following courses and distances, to-wit: Beginning at an old Iron Pin on the West side of Poplar Drive and which Iron Pin is S. 1-08 W. 193 feet from the Southwest intersection of Poplar Drive and Cannon Avenue, and running thence from said old Iron Pin and with the West side of Poplar Drive S. 1-08 W. 60.9 feet to a Stake on West side of Poplar Drive; thence N. 88-48 E. 155.2 feet to an old Iron Pin; thence N. 2-10 W. 59.7 feet to an old Iron Pin; thence S. 89-13 W. 151.7 feet to the beginning point. This is the same property conveyed to David M. Jones and the Mortgagor herein by Jesse N. Evans and Vermel L. Evans by deed recorded in the R.M.C. Office for said County on July 21, 1970, in Deed Book 894 at page 386. David M. Jones conveyed his one-half undivided interest in and to the above described property to the Mortgagor herein by deed to be recorded forthwith in said Office. For a more particular description see plat prepared for Fred O. Plemmons, Jr., and Beatrice B. Plemmons by H. S. Brockman, Registered Surveyors, dated May 6th, 1950, and which plat has been recorded in the said Office in Plat Book WW, page 103.



which has the address of (Street) (City) S. C. (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.

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