

301 College Street  
Greenville, S. C. 29602

VCL 1459 PAGE 411

FILED  
GREENVILLE CO. S. C.

MAR 9 3 47 PM '79

**MORTGAGE**

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 9th day of March,  
1979, between the Mortgagor, Jeffco Enterprises, Inc.,  
(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 Thirty-Three Thousand  
Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated March 9, 1979, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010;

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 at  
the northwestern corner of the intersection of East Lee Road and  
Lee East Court, near the City of Greenville, in the County of  
Greenville, State of South Carolina, and known and designated as  
the larger portion of Lot No. 2 of a subdivision known as Lee East,  
plat of which is recorded in the RMC Office for Greenville County  
in Plat Book 6H, at page 40, and shown on a plat prepared by Carolina  
Surveying Company, January 4, 1979, entitled "Survey for Jeffco  
Enterprises, Inc.", and having, according to said latter plat, the  
following metes and bounds, to wit:

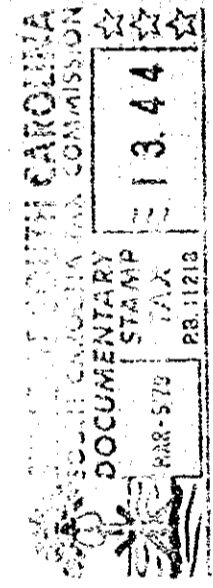
BEGINNING at an iron pin on the northern side of East Lee Road,  
joint corner of Lots 1 and 2 and running thence with the joint line  
of said Lots, N. 2-02 E., 127.5 feet to an iron pin; running thence  
along a new line through Lot 2, S. 84-22 E., 95.4 feet to an iron  
pin on the western side of Lee East Court; running thence with the  
western side of said Court, S. 1-29 W., 118 feet to an iron pin at  
the intersection of Lee East Court and East Lee Road and running thence  
with said intersection, which intersection is curved, the chord of  
which is S. 53-34 W., 30.8 feet to an iron pin on the northern side  
of East Lee Road; running thence with the northern side of said Road,  
N. 74-32 W., 64.07 feet to an iron pin; continuing with said Road,  
N. 83-26 W., 9.72 feet to an iron pin, point of beginning. Plat of  
Jeffco Enterprises, Inc. referred to above is recorded in Plat Book 7B  
at Page 34.

This is a portion of the property conveyed to the mortgagor herein  
by deed of C. S. Willingham dated January 4, 1979 in Deed Book 1094  
at Page 925.

which has the address of \_\_\_\_\_  
(Street) (City)  
\_\_\_\_\_  
(State and Zip Code) (herein "Property Address");

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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