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GREENVILLE CO. S. C.  
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# MORTGAGE

THIS MORTGAGE is made this 15th day of June 1979, between the Mortgagor, Ronald L. Jones and Linda S. Jones (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street Columbia, South Carolina (herein "Lender").

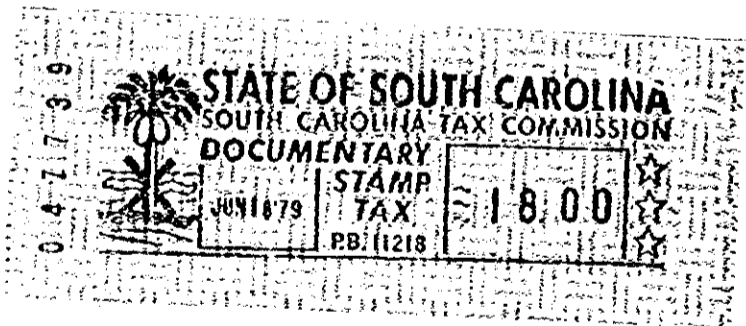
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and ... No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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:

being shown as Lot No. 117, Section 4 on plat of Devenger Place recorded in Plat Book 6-H, page 24 in the Office of the R. M. C. for Greenville County, South Carolina, which plat is a revision of plat recorded in Plat Book 6-H at page 5, and being shown on a more recent plat entitled "Property of Ronald L. Jones and Linda S. Jones" dated February, 1979 by Dalton & Neves Company, Engineers, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 117 and 118 and running thence with Paddock Lane, S. 63-25 E., 120 feet to an iron pin on Paddock Lane; thence continuing with said Lane, S. 60-05 E., 40.9 feet to an iron pin at the joint corner of Lots Nos. 117 and 111; thence turning and running with the common line of Lots Nos. 111, 110, and 109, S. 56-35 W., 291.4 feet to an iron pin at the joint rear corner of Lots Nos. 117 and 119; thence turning and running with the common boundary of Lots Nos. 117 and 119, N. 35-58 W., 100 feet to an iron pin at the joint rear corner of Lots Nos. 117 and 118; thence with the common line of said lots, N. 45-59 E., 221.2 feet to the point of beginning on the southwest side of Paddock Lane.

This is the same property conveyed to the mortgagors herein by deed of William E. Smith, Ltd. dated June 15, 1979 and recorded herewith.



which has the address of 303 Paddock Lane Greer, S. C. 29651 (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 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.

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