

PH '79

Mortgagee's Address: 4481 023
301 College Street
P. O. Drawer 408
Greenville, S. C. 29602

MORTGAGE

THIS MORTGAGE is made this 18th day of October,
1979, between the Mortgagor, JAMES C. JETER, 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 Fifty Six Thousand
and No/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated October 18, 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
November 1, 1994

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 lying and being on the
westerly side of Cox Street, near the City of Greenville, S. C., and
having according to plat of Property of James C. Jeter, Jr., dated
October 15, 1979, prepared by Carolina Surveying Co., and recorded in
the RMC Office for Greenville County, S. C., in Plat Book 7-R, Page
70, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Cox Street, said iron
pin being 120 feet, more or less, from the junction of Cox Street and
Johnson Street and running thence with the westerly side of Cox Street,
N. 1-53 E. 100 feet to an iron pin; thence turning and running S. 89-
30 W. 167.4 feet to an iron pin; thence turning and running S. 13-13 W.
102.8 feet to an old iron pin; thence turning and running with an alley,
N. 89-30 E. 187.65 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed
of Edmund M. Apperson, et al, as Co-Trustees under the will of Charles
Alexander Stokes, dated April 3, 1974, and recorded May 1, 1974, in the
RMC Office for Greenville County, S. C., in Deed Book 998, Page 155.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
522.48

which has the address of 16 Cox Street Greenville
(Street) (City)
S. C. 29601 (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 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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