

Real Estate Mortgage

V
 S. C.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 31st day of March, 19 80 by Billy A. Jaffeaux

hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Twelve Thousand Two Hundred and No/100-- (\$12,200.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of One Hundred Ninety-Three and 11/100----- (\$193.11) Dollars each, the first instalment being due May 15, 1980, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property

ALL that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, about 6 miles west of the City of Greenville, near the Saluda River, containing 0.8 acres, more or less, and having, according to a plat of the property prepared by C. C. Jones, Engineer, on December 27, 1957, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Saluda Lake Road, at the intersection of that road and an access road, which point is witnessed by an iron pin off set 17.3 feet on the northern side of said access road and is also 361 feet along the Saluda Lake Road from the southeastern corner of Tract No.1 of the Beaty property, and running thence along the northern side of said access road, S. 75-10 W., 119.1 feet to an iron pin; thence N. 43-50 W., 92.5 feet to an iron pin; thence N. 85-50 W., 64.0 feet to an iron pin; thence N. 18-39 W., 149.2 feet to a point in the center of said Saluda Lake Road which point is witnessed by an iron pin on the southern edge of the Saluda Lake Road, off set 16.7 feet to a line; thence along the curve of the Saluda Lake Road, S. 85-00 E., 147.9 feet to a point; thence continuing along the curve of the Saluda Lake Road, S. 57-26 E., 100.0 feet to a point; thence continuing, S. 27-08 E., 129.3 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of William P. Jennings and Dorothy M. Jennings dated October 15, 1970, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 900, at Page 412, on October 15, 1970.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever

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