

MORTGAGE

THIS MORTGAGE is made this 26th day of February, 1981, between the Mortgagor, Philip W. Jones, (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-Nine Thousand Two Hundred and No/100 (\$59,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated 26 February 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 January 2012.....;

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 in the County of Greenville, State of South Carolina, on the westerly side of Trenton Lane, being shown and designated as Lot No. 258, on plat of Canebrake II, recorded in the RMC Office for Greenville County, S. C., in Plat Book "7 C", at Page 41, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the westerly side of Trenton Lane, joint front corner of Lots Nos. 258 and 257, and running thence with the joint lines of said lots, S. 71-50 W. 130 feet to an old iron pin; thence N. 18-10 W. 92.31 feet to an old iron pin; thence N. 71-50 E. 130 feet to an old iron pin on the westerly side of Trenton Lane; thence with the westerly side of Trenton Lane, S. 18-10 E. 92.31 feet to an old iron pin, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of College Properties, Inc., dated 25 February 1981, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 408, Greenville, South Carolina 29602.

which has the address of Lot No. 258, Canebrake II, Trenton Lane, Greenville County,
(Street) (City)
South Carolina (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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