



MORTGAGE

BOOK 1543 PAGE 341

THIS MORTGAGE is made this 29th day of May 1981 between the Mortgagor, Harold L. Jones and Patricia 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 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine thousand nine hundred fifty and no/100 (9,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 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 July 1, 1991.

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: Harold L. Jones and Patricia L. Jones their heirs and assigns forever:

All that certain piece, parcel, or lot of land in Austin Township, Greenville County, State of South Carolina, within the corporate limits of the City of Mauldin, and being known and designated as Lot #5 of a subdivision known as Glendale III, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book 4R at Pages 83 and 84, and having the following metes and bounds, to wit:

Beginning at a point on the Northwestern side of Fargo Street at the joint front corner of Lots 4 and 5 and running thence with the Northwestern side of Fargo Street N 49-50 E 100 feet to a point at the joint front corner of Lots 5 and 6; thence N 40-10 W approximately 260.3 feet to a point in a branch at the rear corner of Lots 5 and 6; thence with said branch as a line approximately S55-30 W approximately 54 feet to a point in said branch; thence S 40-54 E approximately 65.1 feet to a point; thence S 49-46 W 47.05 feet to a point on the Northwestern side of Fargo Street at the point of beginning.

This deed is executed subject to existing and recorded restrictions and rights of way. GRANTEE to pay 1981 taxes.

DERIVATION: Vol. 490 at Page 50 recorded December 5, 1953 from Dorothy Brockman Sullivan Vol. 490 at Page 63 recorded December 5, 1953 from Lula Austin Lewis. Vol. 490 at Page 66 recorded December 5, 1953 from Hovey Brockman. Vol 490 at Page 72 recorded December 5, 1953 from Wooday Austin, Ethel Austin, Frieda Austin and Conley Austin.

HAROLD L. JONES AND PATRICIA B. JONES, their heirs and assigns forever: All that lot of land in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as the southwesterly 96 feet of Lot No. 4 as shown on a plat of Glendale, Section III, recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Page 83. The subject property is more particularly described on a plat entitled "Property of Harold L. Jones and Patricia Jones: prepared by Carolina Surveying Co. dated February 13, 1980.

This is the greater portion of the property conveyed to the grantor by deed of William R. Timmons, Jr. recorded in Deed Book 1109 at Page 3 on August 9, 1979.

This property is conveyed subject to protective covenants of record and to any easements or rights-of-way affecting same.

which has the address of 917 Fargo Street South Carolina 29662 (herein "Property Address"); (State and Zip Code)



Maulden

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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