



MORTGAGE

BOOK 1517 PAGE 293

THIS MORTGAGE is made this 1st day of July 1981, between the Mortgagor, James R. Joffeaux and Linda C. Joffeaux (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one thousand, six hundred, seventy-five and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 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 August 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:

All of that tract of land in the County of Greenville in the state of South Carolina in Saluda Township containing 2.45 acres more or less as shown on plat entitled Randy Joffeaux recorded in the RMC Office for Greenville County in Plat Book MMM page 24 and having according to said plat the following metes and bounds to-wit:

Beginning at an iron pin in the center of Boswell Road at the center of property of Lawrence McKinney and running thence S. 1-45 W. 375. fee to an iron pin; thence, S. 77 E. 315 feet to an iron pin; thence N. 16-45 E. 238 feet to an iron pin in the center of Boswell Road; thence, along the center of said road N. 58-45 W. 425.5 feet to the point of beginning.

This is the same property conveyed to me by Ned Thompson in deed book 792, page 534.

James Ronald Joffeaux and Randy Joffeaux are one in the same; Randy is a nickname.

This is the same property conveyed by deed of L. C. Hendrix (1/2 interest) dated 3/24/66, recorded 3/30/66 in volume 795, page 125 of the RMC Office for Greenville County, SC; One-half interest in the subject property was previously conveyed to Randy Joffeaux by deed of Ned Thompson dated 2/23/66, recorded 2/25/66 in volume 792, page 534; On March 30, 1966 deed in volume 795 at page 129 was executed to change ownership in the subject proeprty from Randy Joffeaux (nickname) to James Ronald Joffeaux.

which has the address of Route 2, Box 431, Travelers Rest, SC 29690 (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

GCTO ----- JUL 17 81 226

4 OCT 19 1981

4328 RV-2