

1572 PAGE 532

MORTGAGE

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S.C.
1982

THIS MORTGAGE is made this 14 day of June 1982, between the Mortgagor, William W. Jones, Jr. and Carol Ann Jones (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

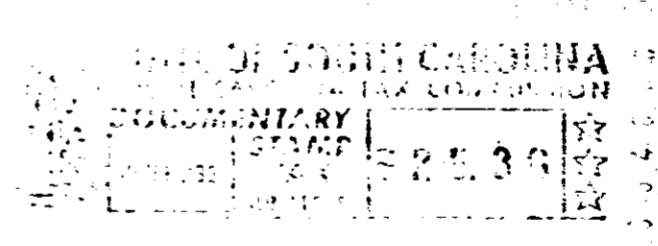
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Three Thousand Three Hundred Fifty & 00/100 (\$63,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007

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, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern corner of the intersection of Chapman Road and Lowood Lane, being shown and designated as Lot 213 on Plat of Chanticleer, Section 7, dated April, 1975, prepared by Webb Surveying and Mapping Company, recorded in Plat Book 5D at Page 75 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Chapman Road at the joint front corner of Lots 212 and 213 and running thence along the common line of said lots S. 8-19 W. 152.3 feet to an iron pin at the joint rear corner of said lots; thence along the common line of Lots 213 and 214 S. 83-08 W. 103 feet to an iron pin at the joint front corner of said lots on the eastern side of Lowood Lane; thence along said lane, N. 10-47 W. 97 feet to an iron pin; thence N. 4-29 E. 63.2 feet to an iron pin at the intersection of said lane and Chapman Road; thence N. 51-24 E. 34.1 feet to an iron pin on the southern side of Chapman Road; thence along said road, S. 81-41 E. 112 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor, Carol Ann Jones, by Deed of James W. Childers, III and Toni C. Childers dated June 14, 1982 and recorded in the R.M.C. Office for Greenville County, SC in Deed Book 1168 at Page 546.



which has the address of 204 Lowood Lane Greenville SC 29605 (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.

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