

GR... FILED
JAN 7 4 13 PM '83
S.C.
H.M.C.

MORTGAGE

THIS MORTGAGE is made this 5th day of January 1983, between the Mortgagor Eddie E. Jones and Alice T. Jones (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and 00/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 5, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1993

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: containing 10.4 acres, more or less, in accordance with plat made for Fred Thompson dated April 12, 1982 by John E. Woods, R.L.S. and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Southern side of McKittrick Bridge Road, being 707.6 feet, more or less, to Hillside Church Road and joint corner of property of W. Arnold Smith and Betty Y. Smith, and running thence N. 85-17 W. 265 feet to a stake on the northern side of McKittrick Bridge Road; thence S. 1-24 W., 54.9 feet to a stake on the southern side of McKittrick Bridge Road, also being on the south side of Smith property; thence N. 83-26 W., 637.1 feet, crossing a nail and cap in the center of McKittrick Bridge Road to an old stone; thence N. 6-30 E., 508.3 feet to an iron pin; thence N. 77-07 E., 594.7 feet to an iron pin; thence S. 21-06 E., 726.1 feet to an iron pin, this being the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Fred Thompson, dated April 21, 1982, recorded May 10, 1982 in Deed Book 1166, at Page 335 in the RMC Office for Greenville County, S.C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JAN-1983 \$ 000.00
28-11218

GCTC
-----3 JAN 7 1983
000

which has the address of Route 1, Fountain Inn, S.C. 29644 (Street) (City) S. C. (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.

