

DONNE S. JENNERSLEY  
**MORTGAGE**

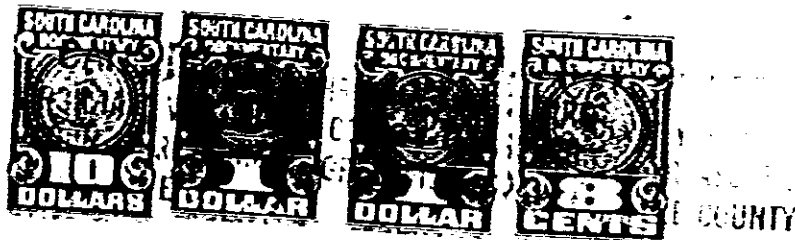
THIS MORTGAGE is made this 6th day of January, 1976, between the Mortgagor, Jim Williams, Inc. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Two Hundred and No/100ths (\$30,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1976 (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, 2001

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 of lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 18 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright, Associates, dated August 18, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5D, at Pages 95 and 96 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Germantown Court, joint front corner of Lots 17 and 18 and running thence with the joint line of said lots N. 51-44 E. 122.91 feet to an iron pin in the line of Lot 22; thence with the line of Lot 22 S. 49-05 E. 77 feet to an iron pin at the corner of Lot 21; thence with the line of Lot 21 S. 38-27 E. 24.49 feet to an iron pin, joint rear corner of Lots 18 and 19; thence with the joint line of said lots S. 60-10 W. 137.55 feet to an iron pin on the northeastern side of Germantown Court; thence with said Court N. 39-15. W. 80 feet to the BEGINNING corner.



S. 12.08

which has the address of Lot 18 Germantown Ct. Greenville  
[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 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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