

ROBERT S. TANKENSLAY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of September, 1978,
between the Mortgagor, Kathryn R. Jeanes

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

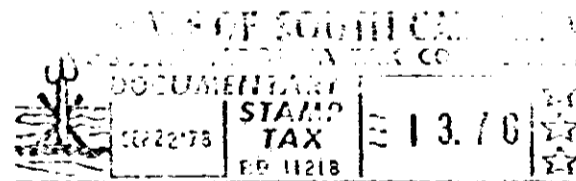
WHEREAS, Borrower is indebted to Lender in the principal sum of thirty four thousand four hundred and 00/100 (34,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 22, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2008;

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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 49 on plat of McSwain Gardens, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book GG, at page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northerly side of Linwood Avenue, joint corner of Lots 48 and 49 and running thence along the line of Lot 48 N. 10 W. 157.8 feet to an iron pin; thence N. 80.30 E. 99.3 feet, to an iron pin; thence S. 10 E. 178.2 feet to a point on the northerly side of Linwood Avenue; thence with the northerly side of Linwood Avenue S. 86-59 W. 92.8 feet to a point on said Avenue; thence continuing with said Linwood Avenue S. 80 W. 7.2 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor herein by deed of Nancy H. McConnell to be recorded herewith.



which has the address of 109 Linwood Avenue Greenville
(Street) (City)
South Carolina (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.

9292

4328 RV-2