

FILED
GREENVILLE CO. S. C.

MORTGAGE

VOL 1488 PAGE 733

MAY 17 4 24 PM '79
DONNIE S. BANKER
S.A.C.

THIS MORTGAGE is made this 17th day of May 1979 between the Mortgagor, Jerome K. Jay, Jr. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association (herein "Lender"), a corporation organized and existing under the laws of the State of South Carolina whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand Eight Hundred Seventy-Five and No/100 (\$13,875.00) Dollars, which indebtedness is evidenced by Borrower's note dated 17 May 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 May 1989

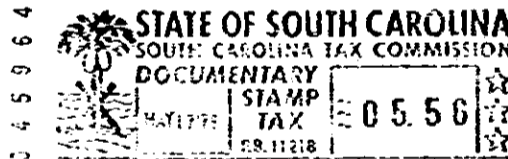
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those certain pieces, parcels, or lots of land in the City of Greenville, County of Greenville, State of South Carolina, on the northwesterly side of Lloyd Street, being known as 311 and 313 Lloyd Street, and being shown on the Greenville County Tax Map as Sheet 21, Block 1, Lots 27 and 28, and having, when described together, the following metes and bounds, to wit:

BEGINNING at an iron pin on Lloyd Street at joint front corner of Block Book Lots Nos. 28 and 29, the same being Lots Nos. 6 and 5, respectively, of Property of Fred W. Symmes, and running thence along the northwesterly side of Lloyd Street, S. 55-40 W. 105 feet to a point; thence leaving Lloyd Street and running with line of Block Book Lot No. 26, the same being Lot No. 8 of the Symmes Property, N. 37-10 W. 186 feet to an iron pin; running thence N. 55-15 E. 105 feet to an iron pin at rear corner of Lots Nos. 5 and 6 of the Symmes Property; thence with the common line of Lots Nos. 5 and 6, S. 37-10 E. 185.25 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to Jerome K. Jay, Jr. by deeds of Cecil D. Buchanan and Ronald C. Dickerson, dated 17 May 1979, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 10148, Greenville, South Carolina 29603.



which has the address of 311 and 313 Lloyd Street, Greenville, South Carolina 29601 (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 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.

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