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MORTGAGE

2023-10-15

THIS MORTGAGE is made this 11th day of October, 1980, between the Mortgagor, S. Harold C. Jennings, Jr. and Doris Brannock Jennings (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of fifty-two thousand five hundred and no/100 (\$52,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010

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 piece, parcel or lot of land lying and being on the eastern side of Hampton Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and shown on the 1975 Tax Maps for Greenville County as 18-1-25, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hampton Avenue at the joint corner of the lot herein conveyed and property now or formerly of Mrs. M. P. Landrum, and running thence with the eastern side of Hampton Avenue S. 49-50 E. 75 feet to an iron pin; thence N. 24-10 E. 210.5 feet to an iron pin on an alley; thence with the western side of said alley, N. 39-20 W. 67 feet 4 inches to an iron pin; thence S. 27-30 W. 220 feet, more or less, to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Mary L. Moss, dated October 11, 1980 as recorded in Deed Book 1135, at page 296 in the R. M. C. Office for Greenville County.

SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 21.00
1980

which has the address of 308 Hampton Avenue, Greenville, South Carolina,
(Street) (City)
29601 (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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