



MORTGAGE

BOOK 1556 PAGE 383

THIS MORTGAGE is made this 12 day of October 1981, between the Mortgagor, Timothy D. and Shirley H. Jenkins (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of eight thousand eight hundred twenty five and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 11, 1986.

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 constructed thereon, situate, lying and being in the State of South Carolina county of Greenville, being known and designated as Lot W 9 on plat of property of Whippoorwill Development Co., Inc. said plat being recorded in the RMC Office for Greenville County in Plat Book 4-L, Page 151 and having the, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the westerly side of Scuffletown Road at joint corner of Lots W 9 and W08, running thence S. 71-09 W. 223.4 feet to point; thence N. 24-43 W. 131 feet to point; thence N. 71-14 E. 223.8 feet to point on Scuffletown Road; thence S. 20-13 E. to point of beginning.

The above described property is conveyed subject to all restrictions, rights of way and easements of record or on the ground affecting said property.

This is the same property conveyed by Fidelity Federal Savings and Loan by deed dated 8-23-74 and recorded 8-27-74 at Volume 1005 at Page 704 at the RMC Office of Greenville County.

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which has the address of Route 2, Carolina Springs, Et. Inn, SC 29644 (herein "Property Address"); (Street) (City) (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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