

FILED  
GREENVILLE CO. S. C.  
FEB 26 11 55 AM '81  
DONNIE E. TANKERSLEY  
R.M.C.

BOOK 75 PAGE 408

BOOK 1533 PAGE 603

### MORTGAGE

THIS MORTGAGE is made this 26th day of February, 1981, between the Mortgagor, Philip W. Jones, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Nine Thousand Two Hundred and No/100 (\$59,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated 26 February 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 1 January of Lots Nos. 258 and 257, and running thence with the joint lines of said lots S. 71-50 W. 130 feet to an old iron pin; thence N. 18-10 W. 92.31 feet to an old iron pin; thence N. 71-50 E. 130 feet to an old iron pin on the westerly side of Trenton Lane; thence with the westerly side of Trenton Lane, S. 18-10 E. 92.31 feet to an old iron pin, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by College Properties, Inc., dated 25 February 1981, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 408, Greenville, South Carolina 29602.

*Mike Mitchell*  
PAID SATISFIED AND CANCELLED  
First Federal Savings and Loan Association  
of Greenville, South Carolina  
First Federal  
Savings and Loan Association of S. C.

*Peggy W. Proff*  
September 18 1981  
Witness *Grant Jackson*  
*Mike Mitchell*  
101 Town Five  
Greenville S.C. 29601

SEP 18 1981

7212

*Donnie E. Tankersley*  
R.M.C.

which has the address of Lot No. 258, Canebrake II, Trenton Lane, Greenville County,  
South Carolina (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 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.

SOUTH CAROLINA — 1 to 4 Family — 5/75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Page 24)

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