

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE.)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, W. W. Jones and Elizabeth N. Jones, of the County of Greenville, State of South Carolina, SEND GREETING:

WHEREAS, we, the said W. W. Jones and Elizabeth N. Jones, Mortgagors are justly and truly indebted to PALMETTO STATE LIFE INSURANCE COMPANY, of Columbia, South Carolina, by our certain promissory note, in writing, dated the 10 day of November, 1944, in the sum of Eighteen Hundred Sixty (\$1860.00) Dollars, with interest thereon at the rate of five (5%) per cent per annum, said interest and principal being payable in monthly installments of Twenty-six and 30/100 (\$26.30) Dollars for a period of eighty-four (84) months, the first payment thereunder to become due and payable on the 10 day of December, 1944, and the last on the 10 day of November, 1951.

NOW KNOW ALL MEN, That we, the said mortgagors, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said PALMETTO STATE LIFE INSURANCE COMPANY according to the terms of the said note and also in consideration of the further sum of Three and no/100 (\$3.00) Dollars to us, the said mortgagors, in and well and truly paid by the said PALMETTO STATE LIFE INSURANCE COMPANY at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledge, have granted, bargained, sold and released, and by these Presents do grant, bargain and sell and release unto said PALMETTO STATE LIFE INSURANCE COMPANY the following described real proerty:

All and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid, at the Southeastern corner of East Faris Road and Mitchell Street, near the City of Greenville, being shown as Lots Nos. 14, 15 and the western 34 feet of Lot #16 of Block G, as shown on a resurvey of the property of W. W. Carter Associates, recorded in Plat Book H, at page 288, and described as follows:

BEGINNING at a stake at Southeastern corner of Mitchell Street and E. Faris Road, and running thence with the Southern side of E. Faris Road, N. 63-35 E. 154 feet to a stake, corner of property now or formerly owned by J. L. Richardson, Jr., et al, and running thence with the line of said lot S. 26-30 E. 160 feet to a stake in line of Lot #2; thence with lines of Lots Nos. 2 and one S. 63-35 W. 154 feet to stake on Mitchell Street; thence with the Eastern side of Mitchell Street N. 26-30 W. 160 feet to the beginning corner. Being the same property conveyed to the mortgagors by two separate deeds recorded in Vol. 256, at page 399, and Vol. 256 at page 321, respectively.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises unto the said PALMETTO STATE LIFE INSURANCE COMPANY, its successors and assigns forever.

And we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said PALMETTO STATE LIFE INSURANCE COMPANY, its successors and assigns, from and against us and our heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED by and between the said parties that the said mortgagors, their heirs, executors or administrators, shall and will insure the House and buildings on said lot, and keep the same insured from loss or damage by fire, in an amount not less than the amount of the indebtedness hereby secured, and assign, the policy of insurance to the said PALMETTO STATE LIFE INSURANCE COMPANY, its successors or assigns, and in case that they shall, at any time, neglect or fail so to do, then the said PALMETTO STATE LIFE INSURANCE COMPANY, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of six (6%) per cent per annum, from the date of such payment which said sum shall be secured by this mortgage, and included in any judgment recovered hereunder.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said mortgagors, their heirs, executors, administrators or assigns, shall and will pay all taxes, paving assessments, water rents and other liens on the property hereby mortgated, when due and payable; and in case they fail to do so, the said mortgagee, its successors or assigns, may pay said taxes, paving assessments, water rents or other liens, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of