

Mortgage of Real Estate

State of South Carolina

OLLIE FARNWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY COME

Twyman D. Jones, Jr. and Sara M. Jones, wife

of Greenville County, in the State aforesaid,

SEND GREETING:

WHEREAS, the said mortgagor is indebted in and by a certain note of even date herewith for the principal sum of EIGHT THOUSAND, FIVE HUNDRED AND NO/100 (\$8,500.00) Dollars, bearing interest at the rate of 5 1/2 per cent per annum, payable monthly, said note being payable to the order of The Life Insurance Company of Virginia, a corporation, at its Home Office, Richmond, Virginia, in installments as follows:

Payable in 240 monthly instalments due respectively November 1, 1957, and monthly thereafter; the first 239 instalments to be for \$58.48 each, and the final instalment to be for the remaining balance of principal, plus accrued interest thereon. Payment of each monthly instalment when received by noteholder shall be first applied to accrued interest at the rate of 5 1/2 per annum on the then outstanding balance of principal and the residue of said instalment payment to be applied to reduction of principal.

NOW KNOW ALL MEN, That the said mortgagor in consideration of the said Debt and Note aforesaid, and for the better securing the payment of the same or of any renewal or extension thereof in whole or in part, and the performance of the covenants herein contained, to the said The Life Insurance Company of Virginia, according to the condition of the said Note, and also in consideration of the further sum of one dollar to said mortgagor in hand well and truly paid by the said Company at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain and sell and release, unto the said The Life Insurance Company of Virginia, its successors and assigns the following property situated in the County of Greenville City or Town of Simpsonville, State of South Carolina, to wit:

All that piece, parcel or tract of land with all improvements thereon, containing 3.54 acres, more or less, situate, lying and being on the eastern side of the Standing Springs Road in Austin Township, Greenville County, State of South Carolina, being a portion of a 6.06 acre tract as shown on a plat prepared by C. O. Riddle, dated April 13, 1956, entitled "Property of Twyman D. Jones", and recorded in the RMC Office for Greenville County, S. C., in Plat Book "JJ" at Page 185, and having according to a more recent plat prepared by C. O. Riddle dated August 16, 1957, entitled "Property of Twyman D. Jones, Jr." and Sara M. Jones", and recorded in the RMC Office for Greenville County, S. C., in Plat Book "NN" at Page 161, the following metes and bounds to wit;

BEGINNING at a point in the center of the Standing Springs Road at the corner of property now or formerly of Virgil Baldwin and running thence with the center of said Road S 22-17 W 334.1 feet to a point; thence with the northern side of a county road and crossing said road S 51-05 E 409 feet to an iron pin in the line of property now or formerly of Manly Baldwin; thence S 88-05 E 53.8 feet to an iron pin at or near the southern side of said county road; thence N 4-24 E 300 feet to an iron pin; thence N 16-40 E 182.9 feet to an iron pin in the line of property now or formerly of Virgil Baldwin; thence with the line of the said Baldwin property N 73-38 W 334.8 feet to the point of BEGINNING.

The mortgagor shall create a fund for payment of all taxes, special assessments and insurance premiums by depositing with the noteholder, on the days payments on account of principal and interest are due hereunder, an amount to be fixed from time to time by the noteholder, and there shall be no interest on said deposits.