

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Lloyd W. Jones and Dorothy Cooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
Three Thousand Five Hundred Fifty-one and 54/100 Dollars (\$ 3,551.54) due and payable

Payable on demand

with interest thereon from date at the rate of 6 per centum per annum, to be paid: semi-annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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, Grove Township, near Piedmont, South Carolina, and known and designated as lot #3, as recorded in Office of R. M. C. for Greenville County in Book Q, Page 190. This being a portion of the same property of W. M. Guest and Melle G. Guest as surveyed by W. F. Adkins on March 23, 1937, and being more particularly described as follows:

Beginning at a point in center of Highway #20 and running thence along said Highway N. W. 68 links toward Pelzer, thence N. 70 1/2 E 3.50 along lot #2 and lot #3 to a stake, thence S. 56 E 2 chains 29 links to a stake, thence S. 83 W. 5 chains 02 links along lot #4 and lot Said lot containing 48/100 acres more or less.

Also: All that piece, parcel or lot of land with improvements thereon, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County, South Carolina, and being more particularly described as lot No. 142, Section 4, as shown on a plat entitled "Property of Piedmont Mfg. Co., Greenville County," made by Dalton and Neves, February, 1950; Sections 3 and 4 of said plat are recorded in the R. M. C. Office of Greenville County in Plat Book Y, at pages 2-5, inclusive, and pages 6-9, inclusive, respectively. According to said plat, the within described lot is also known as No. 68 Main Street (Avenue) and fronts thereon 161 feet.

This conveyance made subject to all rights of way, easements, restrictions and reservations as conveyed in the original deed of J. P. Stevens & Co., Inc. Said deed of record in the Office of the R. M. C. for Greenville County, South Carolina in Vol. 416, Page 334.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid in full and satisfied this 21st day of April 1954
Bank of Piedmont
By: Charles D. ...

FILED
GREENVILLE CO. S. C.
APR 8 1 42 PM 1953
MELLE FARNSWORTH
R. M. C.

SATISFIED AND CANCELLED BY RECORD
30026
APR 21 1954
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:24 O'CLOCK P. M. NO. 30026