

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE
JUN 4 1 59 PM 1965
OLLIE FARNSWORTH
R.M.G.

MORTGAGE OF REAL ESTATE

BOOK 996 PAGE 607

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, C. J. Jones, Jr., & Elaine J. Hudson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company
(Fountain Inn Branch)

(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 Fifteen Thousand - - - - - Dollars (\$ 15,000.00) due and payable

as follows: \$166.54 on July 1, 1965 and \$166.54 on the first day of each month thereafter until paid in full

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

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, Fairview Township and in the Town of Fountain Inn on the west side of Weston Street with the following metes and bounds, to-wit:

Beginning at an iron pin on the East side of McKnight Street, Joint corner with lot of V. M. Babb Estate, and running thence with the joint line of the Babb Estate N. 52-05 E. 90 feet to an iron pin on the west side of Weston Street, said pin measuring a distance of 202.66 feet from Fairview Street; thence with the western side of Weston Street S. 38-00 E. 52.13 feet to an iron pin, joint corner with lot of C. J. Jones, Sr.; thence with the joint line of the lot of the said C. J. Jones, Sr., S. 52-29 W. 90 feet to an iron pin on the east side of McKnight Street; thence with the eastern edge of said McKnight Street N. 38-00 W. 52.5 feet to an iron pin, the point of beginning, and bounded by McKnight Street, Lot of Babb Estate, Weston Street and Lot of C. J. Jones, Sr.

There is being erected on the within premises a two room mercantile building to be occupied by a restaurant and a beauty parlor.

This being the same property as conveyed to the mortgagors by deed of the said C. J. Jones, Sr., on the 24th day of May, 1965 to be recorded herewith.

Together with all and singular rights, members, herditaments, 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.

The debt hereby secured is paid in full and the lien of this instrument is satisfied this 6 day of January 1966.

*Southern Bank & Trust Co.
Fountain Inn, S.C.
By: W. D. Abernathy Cashier
Witness: W. M. Babb Jr.
W. M. Parsons*

SATISFIED AND CANCELLED OF RECORD

7 DAY OF Jan. 1966

Ollie Farnsworth

C. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:24 O'CLOCK P. M. NO. 20051