

MAR 25 1973

BOOK **1024** PAGE **116**

USL—FIRST MORTGAGE ON REAL ESTATE

FILED WITH
R. M. C.

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: **I, Grover L. Jones,**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

Twelve Thousand -----
DOLLARS (\$ **12,000.00**), with interest thereon from date at the rate of **Six (6%)**
per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Chick Springs Township, on the west side of South Main Street and the north side of Brown St. in the City of Greer, being portions of Lots Nos. 34 and 35 of the N.M. Cannon property according to survey and plat by H.S. Brockman, Surveyor, recorded in Plat Book "F", page 199, R.M.C. Office for Greenville County, and being the same property conveyed to Grover L. Jones by deed of Margaret E. Smith recorded in Deed Book 643, page 197, R.M.C. Office for Greenville County.

ALSO, all that other parcels or lots of land adjoining that above described, situated on the west side of South Main Street in the City of Greer, County and State aforesaid, and being Lots Nos. 32 and 33 of the N.M. Cannon property according to survey and plat by H.S. Brockman, Surveyor, dated January, 1924, recorded in Plat Book "F", page 199, R.M.C. Office for Greenville County. Lot No. 32 is the same conveyed to Grover L. Jones by deed of Troy M. and Kathleen W. Sloan to be recorded herewith, and Lot No. 33 is the same conveyed to Grover L. Jones by deed of Dorothea C. Clark, et al., recorded in the R.M.C. Office for said County.

ALSO, all that certain tract of land containing 29 acres, more or less, on the north side of the Hudson Road about three miles southward from Taylors, Butler Township, Greenville County, State of South Carolina, bounded by lands of P.S. Marchant on the north, R.C. Jones on the east, E.W. Painter Estate on the south and L.A. Cunningham on the west, and being the same property conveyed to the Mortgagor herein by deed of W.A. Hudson recorded in Deed Book 298, page 254, R.M.C. Office for Greenville County, LESS therefrom a tract of land conveyed to P.S. Marchant and lots conveyed to Taylor, Rector, et al.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

For Release of 10.2 Acres "Shatt-Maxwell Enterprises, Inc." see R. E. M. Book 1166 page 49.