

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAMES D. MCKINNEY, JR.  
ATTORNEY-AT-LAW

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1044 PAGE 501

WHEREAS, we, Ralph O. Jones and Barbara <sup>Ann</sup> S. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sarah W. Bruin

(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 seventy-eight hundred dollars

Dollars (\$ 7,800.00 ) due and payable  
as follows: \$500.00 to be due on or before 60 days from date, and the balance of \$7,300.00 to be paid at the rate of \$50.00 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal, the first payment to be due December 5, 1966, and the remaining payments to be due on the 5th day of each and every month thereafter until paid in full, with the right to anticipate payment in full with interest thereon from date at the rate of <sup>per centum per annum, to be paid:</sup> /six per cent on \$7,300.00 monthly or in part at any time

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, and in Dunklin Township, on Dobbins Road and Acker Road and being more fully described as follows according to plat of Property of J. A. Dobbins, by Jones Engineering Service, Dated July, 1966, and recorded in the R. M. C. Office for Greenville County in Plat Book "NNN" at page 43; and having the following metes and bounds:

BEGINNING at a point at the intersection of said Dobbins Road and Acker Road, said point being the center of the old road bed for Acker Road and running thence N. 89-35 W. 662 feet to an iron pin in the center of said old road bed; thence N. 3-30 E. 1503 feet to an iron pin; thence S. 75-45 E. 640.1 feet to a point in the Dobbins Road; thence with said Dobbins Road, S. 15 W. 146 feet to a point in said road; thence leaving said road, N. 88-30 W. 231.6 feet to an iron pin; thence S. 13-30 W. 210 feet to an iron pin; thence N. 88-30 W. 176.7 feet to an iron pin; thence S. 1-30 W. 210 feet to an iron pin; thence S. 88-30 E. 420 feet to an iron pin on the eastern edge of Dobbins Road; thence with said Dobbins Road, S. 1-30 W. 330 feet to a point in said road; thence S. 5-30 E. 455 feet to the point of beginning.

This is a purchase money mortgage.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 23 PAGE 665

SATISFIED AND CANCELLED OF RECORD  
4 DAY OF June 1974  
Dennie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:19 O'CLOCK P. M. NO. 30982

*The instrument is to be returned to Mr. P. S. M. Book 1044 Page 499.*