

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

DEC 30 2 05 PM 1966

OLLIE FAIRVIEW
R. M. C.

MORTGAGE OF REAL ESTATE BOOK 1047 PAGE 345

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, C. J. Jones, Jr.

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

(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 Twenty-Five Thousand Dollars (\$25,000.00) due and payable

One year after date

with interest thereon from date at the rate of 6.5 per centum per annum, to be paid: 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, Fairview Township and in the Town of Fountain Inn, on the West side of North Main Street, fronting on said Main Street 120 feet, and having a width of 120 feet throughout its entire depth, the depth measuring from said Main Street back to the A. C. L. Railway right of way a distance of 435.6 feet, more or less. Being the same lot of land upon which I have recently renovated the former residence of Ella Eugenia Babb now deceased. Being the same residence which I with my family have occupied for a number of years. Said lot being composed of two separate lots of land which were conveyed to the mortgagor by deed of C. J. Jones dated September 12, 1950 and by deed of Nan U. Edwards dated March 11, 1964, said deeds of record in the Office of the R. M. C. for Greenville County, S. C., in Deed Book 419, page 172 and in Deed Book 744, Page 317, respectively. Reference to said deeds being made for a better description. Reference also being made to Block Book Department Sheet No. 344 Block 2.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 12 PAGE 313

SATISFIED AND CANCELLED OF RECORD

DAY OF Dec 19 66
Etzel Riddle
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:10 O'CLOCK P. M. NO. 17063