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BOOK 1077 PAGE 549

FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Sonja L. Jones, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 Twenty-two Thousand, Four Hundred and No/100 DOLLARS (\$22,400.00), with interest thereon from date at the rate of as stated in said note ( % ) per centum per annum, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on February 1, 1993, 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 furthersums 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, City of Greenville on Southwest side of Terramont Circle, being Lot 6, Section 1 on plat of Terra Pines Estates by Piedmont Engineering Service, December, 1958, revised March, 1966, recorded in the RMC office for said County in Plat Book RR at page 31 (also Plat Book PPP, pages 18 and 19), described as follows: BEGINNING at iron pin on Southwest side of Terramont Circle at joint front corner of Lots 5 and 6, thence along line of Lot 5, South 5445 West 200 feet to iron pin, thence North 35-20 West 205 feet to iron pin, thence with line of Lot 7, North 59-04 East 200.9 feet to iron pin on Southwest side of Terramont Circle; thence along said Circle South 25-25 East 190 feet to the beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights of way, if any affecting the above described property. For restrictions applicable to Terra Pines Estates, see Deed Book 648, page 116 and amendment of restrictions recorded in Deed Book 781, page 609

The foregoing land was conveyed to mortgagor by deed of Emily Lite, et al., to be recorded.

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.