

STATE OF SOUTH CAROLINA }
 COUNTY OF Greenville }

FILED
 GREENVILLE MORTGAGE OF REAL ESTATE

JUN 26 TO JUL 15 1970 THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
 R. M. C.

WHEREAS, I, Lloyd G. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, 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

Five thousand sixty - nine and 54/100----- Dollars (\$ 5,069.54) due and payable in monthly installments of \$158.90 each, including principal and interest, the first of said installments being due and payable on August 15, 1970, and a like sum on the corresponding day of each and every calendar month thereafter until the whole of said debt is paid in full.

with interest thereon from date at the rate of 8% 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

State of South Carolina, in Grove Township, about two miles North of Piedmont on West side of Highway #29, at rear of J. W. Brock, being a portion of the original plat of J. W. Brock as made by W. F. Adkins, Surveyor, dated March 3, 1936, and having the following metes and bounds to wit:

BEGINNING at an iron pin at the lower left hand corner on a point of the property now being conveyed and B. D. Cothran running thence; N. 31 - 10 E. 231 feet to a pin and to the center of road leading to the pin of J. R. Shirley; thence along said road and along the center of the road in a westerly direction for 175 feet to an iron pin in center of road; thence S - W 129 feet along the line of J. W. Brock across the branch to an iron pin being the joint corner of Garrett land formerly belonging to the Eskews; thence S 80 1/4 W 213 feet along the line of Garrett and B. D. Cothran to an iron pin the point of origin.

This plat not being surveyed for the new conveyance and portion of this stipulated in direction and feet without degrees of chains.

This is the same property conveyed to Lloyd G. Jones by Mrs. Hortense Jones and recorded in Book 631 of Deeds, Page 128, in RMC Office for Greenville County, deed recorded on August 3, 1959.

This is the same property conveyed to Lloyd G. Jones by deed of Helen Jones Evans and Sara Jones Rampey, deed dated April 20, 1965, and recorded in Office of RMC for Greenville County on April 20, 1965, in Volume 771, page 423.

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.