

FILED
GREENVILLE CO. S. C.

BOOK 1165 PAGE 45

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 31 12 56 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PRESTON G. BAKER, JR. AND BETTY C. BAKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIE A. JONES, AS EXECUTOR OF THE WILL OF LEONARD AUSTIN JONES, DECEASED,

(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 -----
TEN THOUSAND AND NO/100THS-----Dollars (\$10,000.00---) due and payable

in equal annual payments of \$2,000.00 beginning January 15, 1972, and \$2,000.00 on each January 15th thereafter until paid in full, said payments to include both principal and interest as set forth below,

with interest thereon from date at the rate of 7-1/2 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, Chick Springs Township, containing 7.70 acres, more or less, according to a plat of survey of property of the L. A. Jones Estate prepared by Terry T. Dill, R.L.S., on November 21, 1967, recorded in the RMC Office for Greenville County in Plat Book 4-E at Page 161, and having the metes and bounds as shown on said plat.

SAID property being bounded as follows: on the Northeast by Taylors Road; on the South by Jones Road and the L. A. Vaughn property; on the Northwest by the J. A. and Nancy Thomason property and the Rebecca B. Vinson property.

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.

This Mortgage Assigned to: Bess James
From Willie A. Jones, as Executor
on 15th January 19 71 - 1st of month recorded
in Vol. 1178 - 244
This 15th of Jan. 19 71 # 16425