

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: I, Betty L. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto **The Peoples National Bank,**
Simpsonville, 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 Hundred Thirty-seven and 84/100---- Dollars (\$ 537.84) due and payable

in twelve (12) consecutive monthly instalments of Forty-four and 82/100--(\$44.82)
starting July 15, 1971 with final payment due on June 15, 1972.

with interest thereon from date at the rate of 7 per centum per annum to be paid: **In Advance**

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**, containing 0.73 acres, more or less, according to a plat and survey made by John E. Woods, Surveyor in April 1971, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin, corner in other property of the Grantees, near and on the western side of a dirt road which leads from the said property of the Grantees and this conveyance into the surface treated road that leads to Durbin Church from Fountain Inn, and running thence into said dirt road S. 21-00 E. 235 feet to a nail and bottle cap in center of said dirt road, corner with other property of the Grantees; thence with the joint line of other property of the Grantees S. 69-00 W., crossing an iron pin 25 feet from said center of said road, a total distance of 135 feet to an iron pin, corner in other lands of the Grantees; thence with the joint line of the Grantees N. 21-00 W. 235 feet to an iron pin, corner in other lands of the Grantees; thence with the joint line of land of the Grantees N. 69-00 E. 135 feet to an iron pin, the point of beginning, and bounded by other lands of the Grantees and said dirt road.

This conveyance is made subject to the property being conveyed will not be used for any other purpose than residential; that no alcoholic beverages will be sold or dispensed on the premises and that no electric guitars, piccolos or other loud musical instruments will be played on the premises for and during the natural life of both or either of the Grantees. In the event that this paragraph is not adhered to in every detail, then, in that case the within conveyed property will revert to the Grantees or the survivor of them and this conveyance will be null and void.

This is the same property recorded May 25, 1971, in Book 197, Page 141, Register of Mesne Conveyance for Laurens County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.