

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - ^{Aug 30} ~~Mar 30~~ 1971 ^{444 PH 21} ~~444 PH 21~~ ^{Blisssey, Attorneys at Law, Justice Building, Greenville, S. C.}

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Henry Guy Jones and Margaret E. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jerry L. Pollard and Mildred H. Pollard

(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 -----Four Thousand Five Hundred and No/100-----

Dollars (\$4,500.00) due and payable

at the rate of \$50.00 per month beginning September 15, 1971. Payments applied first to interest and balance to principal with the balance due and payable two years from date, with right to anticipate payment in full at any time without penalty.

with interest thereon from _____ date at the rate of Eight (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, near the Keeler Bridge Road, being the southwestern portion of Tract No. 2 as shown by plat of Property of J. W. Norwood, made June 22, 1940, by W. J. Riddle, and lying on the road known as Pine View Road, containing 4.70 acres, more or less, and described as follows:

Beginning at an iron pin on the western side of Pine View Road at the corner of Property now or formerly owned by W. C. Rochester and across from property now or formerly owned by J. C. Tayton and running thence with the western side of said Road S. 29 E. 309 feet to a pin in another county road, on line of property now or formerly owned by D. B. Hunt; thence with the D. B. Hunt line and with said road due west 692 feet to a pin in another county road; thence continuing with said road and with the D. B. Hunt Property N. 24-45 W. 370 feet to a pin on the line of property now or formerly owned by W. C. Rochester; thence with the Rochester line S. 85 E. 695 feet to the beginning corner.

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.