

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 9 9 09 AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1209 PAGE 61

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, George A. Jones, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. Guy Shealy, Jr.

(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 ---Three Thousand Seven Hundred Fifty and no/100 ---

----- Dollars (\$ 3,750.00) due and payable
annually at the rate of \$500.00, commencing on or before the 1st day of May, 1972, and
annually thereafter at the rate of \$500.00 until paid in full with privilege to anticipate
payment of all or part of principal at any time without penalty; if payments become in
arrears at any time, the balance with interest then due and owing becomes payable

with interest thereon from date at the rate of Six (6%) 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, on the eastern side of Pine Branch Drive (Vaille Drive), being shown and designated as Lot 6 on a plat of Addition to Sheffield Forest, County of Greenville, State of South Carolina, made by Piedmont Engineers and Architects, May 4, 1965, recorded in the RMC Office for Greenville County in Plat Book III, at Page 122, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the eastern side of Pine Branch Drive (Vaille Drive) at the joint front corner of Lots 5 and 6, and running thence along the common line of said Lots S. 81-00 E. 135.0 feet to a point in line of Lot 10; thence along the line of Lot 10 S. 10-03 W. 130.6 feet to a point; thence along the joint line of Lots 6 and 7 N. 81-00 W. 132.5 feet to a point on the eastern side of Pine Branch Drive (Vaille Drive); thence along the said Pine Branch Drive (Vaille Drive) N. 9-00 E. 130.6 feet to the point of beginning.

This is a purchase money mortgage.

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.