

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1206 PAGE 331

SEP 10 3 49 PM '71

MORTGAGE OF REAL ESTATE

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

WHEREAS, WE, Farris A. Jones and Pauline B. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. R. Timmons

(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 and no/100

Dollars (\$ 4000.00) due and payable
A cash downpayment of \$500.00 and a like payment of \$500.00 on or before January 1, 1972.
The Balance of \$3000.00 shall be paid as follows: A cash payment of \$58.00 on October 1, 1971 and a like payment of \$58.00 cash on the 1st day of each and every successive month thereafter until paid in full. All monthly payments are to be deposited into a special savings account at Travelers Rest Fed. Sav. & Loan Assoc. provided by C. R. Timmons. Additional payments may be made without penalty any time, with interest thereon from date at the rate of 6 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, Bates Township, adjoined by C. R. Timmons on the North, Frank Bates Estate on the East, J. C. Timmons on the South and the White Horse Road on the West, being shown on a plat of survey made by H. A. Wester, Oct. 13, 1947, as lot no. 2 and having the following metes and bounds, courses and distances, to-wit:

BEGINNING on the White Horse Road on the joint corners of lots no. 1 and 2 and running S. 85° E. 175 ft. to an iron pin; thence S. 23° E. 172 ft. to the corner of lot no. 3; thence N. 85° W. 249 ft. to an iron pin on the White Horse Road; thence with said road N. 24° W. 150 ft. to the beginning corner, more or less.

The deed recorded in R.M.C. Office for Greenville County in Book 472 at page 535.

Also, all that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, adjoining lands of J. C. Timmons and Frank Bates Estate.

BEGINNING on an iron pin on the White Horse Road, corner of lot no. 2 thence S. 85° E. 173 ft. to iron pin on Frank Bates line; thence N. 23° W. 206 ft. to iron pin in old Road; thence S. 24° W. 112 ft. to bend in new road; thence S. 41° W. 140 ft. to the beginning corner. Containing .53 of an acre, more or less.

The deed recorded in R.M.C. Office for Greenville County in Book 327 at page 73.

Together with all and singular rights, members, hereditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 236

SATISFIED AND CANCELLED OF RECORD
21 DAY OF October 1971
Ollie Farnsworth
R. M. C. OFFICE GREENVILLE COUNTY, S. C.
AT 11:28 O'CLOCK A.M. NO. 11542