

SEP 24 2 51 PM '71

BOOK 1207 PAGE 571

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Marion F. Jones, Sr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marvin Land

(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 Eight Thousand, Four Hundred and 00/100 -----
Dollars (\$ 8,400.00) due and payable

in semi-annual payments of One Thousand and 00/100 (\$1,000.00) Dollars each, beginning six (6) months from date and continuing each six (6) months thereafter for eight (8) payments, with a final payment of \$400.00; if not sooner paid, to be due and payable on the 24th day of March, 1976,
with interest thereon from date at the rate of eight per centum per annum, to be paid: on demand

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 Griffin Road, containing 11 Acres, more or less, and shown on a Plat of property of Marvin Land, and being a portion of the property conveyed to the said Marvin Land by deed recorded in Deed Book 739, Page 77, R.M.C. Office for Greenville County, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point near the intersection of Griffin Road (also known as Moore Road) at the joint corner of property conveyed by Marvin Land to Margaret L. Turner, and running thence with the Turner line in a North-easterly direction 1175 ft., more or less, to an iron pin at the joint corner of property conveyed to Coker and a 9.41 A. tract conveyed to Lillie Lee Henderson; thence with the Henderson line, N. 66-16 W., 740 ft. to an iron pin; thence S. 39-57 W., 345.3 ft. to an iron pin; thence N. 51-38 W., 139.8 ft. to a point in Griffin Road; thence in Griffin Road, S. 49-30 W., 111.5 ft. to a point; S. 3-00 W., 148.5 ft. to a point and S. 20-00 E., 330 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagor by deed of Marvin Land, to be recorded of even date herewith.

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 promises 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.