

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1208 PAGE 343

FILED MORTGAGE OF REAL ESTATE  
GREENVILLE CO. S. C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 30 11 11 AM '71

OLLIE FARNSWORTH

WHEREAS, We, George A. Jones, Jr. and Jean C. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto David S. Snipes and Paul Birkhead

(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 Twelve Thousand and No/100-----

-----Dollars (\$ 12,000.00 ) due and payable

at the rate of \$1,200 per year on principal for a period of ten (10) years beginning September 29, 1972, with right to anticipate payment in full at any time without penalty,

with interest thereon from date at the rate of 7-1/2 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 northeastern side of Dunklin Bridge Road and containing 92.33 acres according to a plat by W. N. Nash, R.L.S., dated November 4, 1933 and recorded in the RMC Office for Greenville County in Plat Book NNN at Page 20, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Dunklin Bridge Road, joint common corner of the within described property and that now or formerly D. H. Thompson and running thence N.33-00 E. 62 chains to an iron pin on the southern side of Reedy River and running thence with Reedy River, the traverse line being, N.49.75 W. 12.40 chains to an iron pin on the southern side of Reedy River; thence continuing with the southern side of Reedy River N.7.75 E. 4.60 chains to a big sycamore on Reedy River; thence S.49.50 W. 27.65 chains to a stone; thence S.68.00 E. 8.80 chains to a stone; thence S.30.75 W. 45 chains to a stone on the northern side of Dunklin Bridge Road; thence with said Road S.59-00 E. 6 chains to an iron pin on Dunklin Bridge Road; thence continuing with Dunklin Bridge Road S.85.50 E. 5.70 chains to an iron pin in the center of Dunklin Bridge Road, the point of beginning.

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.