

GREENVILLE CO. S. C.

JAN 5 4 53 PM '72

BOOK 1218 PAGE 386

MORTGAGE OF REAL ESTATE—Office of **Ullie Tarnsworth** & Thomas, Attorneys at Law, Greenville, S. C.
R. H. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Bobby J. Jones**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **JHJ Corporation**

(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

One Thousand Eight Hundred and No/100 ----- DOLLARS (\$1,800.00),
with interest thereon from date at the rate of **seven** per centum per annum, said principal and interest to be repaid:

on the second draw of proceeds from construction loan or sale of the house, whichever occurs first, with interest from February 15, 1972 at the rate of seven (7) percent.

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, being shown and designated as Lot no. 6 on a plat entitled "Section I, Berea Forest", recorded in Plat Book 4N at Page 45 in the RMC Office for Greenville County; and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Watkins Road at the joint front corner of Lot no. 7 and running thence with the line of Lot no. 7, N 60-55 E 130 feet to an iron pin; thence S 29-05 E 90 feet to an iron pin at the rear corner of Lot no. 5; thence with the line of Lot no. 5, S 60-55 W 130 feet to an iron pin on the Northeast side of Watkins Road; thence with the northeastern side of said road N 29-05 W 90 feet to the beginning corner.

This is the same property conveyed to Mortgagor by deed of JHJ Corporation to be recorded herewith.

This mortgage is junior in lien to a mortgage to Fidelity Federal Savings and Loan Association of even date.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.