

STATE OF SOUTH CAROLINA
COUNTY OF

GREENVILLE
AUG 17 12 12 PM '72
ELIZABETH RIDDLE
R.M.C.

BOOK 1245 PAGE 311

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Dorothy C. Jones and Lloyd G. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company, Piedmont, S. C.

(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

Five thousand eighty and 05/100----- Dollars (\$ 5,080.05) due and payable

in monthly installments of \$156.00 each, including interest and principal, interest to be applied first and the balance of payment to principal, the first of these due and payable on September 15, 1972, with a like amount due and payable on the corresponding day of each calendar month thereafter until entire amount is paid in full.

with interest thereon from date at the rate of 7 1/2 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, Grove Township, and having the following metes and bounds, to - wit :

Beginning at an iron pin, corner of Piedmont Pentecostal Holiness Church, and running thence S 70-02 E 215 feet to an iron pin, edge of Highway #20, (formerly 29) ; and across said highway for 83.6 feet to an iron pin ; thence S 5-42 E 147 feet to an iron pin ; in center of Rail Road ; thence along center of said railroad S 58-32 W 88.4 feet to an iron pin ; thence N 65-48 W 262.4 to an iron pin ; thence along New Church Street Extension N 20-52 E 177.3 feet to an iron pin, the point of beginning.

This conveyance being according to plat as recorded in RMC Office for Greenville County in Plat Book MMM, Page 140, as made by Charles K. Dunn and Dean C. Edens, LS, No. 1578, dated May 7, 1966

It being the intention of Ethel Beck to convey all of her interest in the property as conveyed to her as recorded in RMC Office for Greenville County in Deed Book 580, page 342, Book 376, page 332, Book 426, page 13 and Book 124, page 411.

This being the same conveyance as made to Talmadge C. Cooper, Dorothy C. Jones and Lloyd G. Jones by deed of Ethel McCall Beck dated May 20, 1966, and being recorded in the Office of RMC for Greenville County in Vol. 800, page 371.

This being the same conveyance as made to Dorothy C. Jones and Lloyd G. Jones by deed of Talmadge C. Cooper, Dorothy C. Jones and Lloyd G. Jones, dated October 2, 1967, and being recorded in Office of RMC for Greenville County in Book 831 of Deeds. Page 87.

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