

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1255 PAGE 89

MORTGAGE OF REAL ESTATE

OCT 27 11 01 AM '72
ELIZABETH RIDDLE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. Clyde Jones and Mildred S. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto Meyer Lurey

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note, dated April 4, 1972, the terms of which are incorporated herein by reference, in the sum of sixty thousand and no/100

Dollars (\$60,000.00) due and payable

as described in said promissory note; and

WHEREAS, said promissory note is secured by a mortgage of even date therewith recorded in Book 1228, at Page 173, in the R.M.C. Office for Greenville County, and subsequent to the date of said mortgage, Mortgagor acquired a small piece of property adjacent to the property described in the said mortgage, which property Mortgagor desires to add to the lien of said prior mortgage as additional security; and

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, and being shown as an insert on that certain plat of the property of J. Clyde and Mildred S. Jones prepared by Dalton & Neves Company, Engineers, February, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4J, at Page 161, and, according to said plat, having the following courses and distances, to-wit:

BEGINNING at an iron pin near the joint rear corner of the property of the Grantors and Grantees herein, which said point is 87.65 feet from the Easley Bridge Road and running thence with the joint property line of the Grantors and Grantees, N. 71-00E. 2.2 feet to an iron pin; thence continuing with the joint property line of the Grantors and Grantees herein, N. 22-03 W. 9.6 feet to a point; thence, S. 71-43 W. 1.57 feet to a point; thence, S. 18-17 E. 9.6 feet to an iron pin, 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 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.