

FILED  
GREENVILLE CO. S. C.

BOOK 1260 PAGE 189

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Dec 11 4 12 PM '72  
MORTGAGE OF REAL ESTATE

ELIZABETH BIDDLE  
R.M.C. PRESENTS MAY CONCERN:

WHEREAS C. J. JONES, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto **SOUTHERN BANK AND TRUST COMPANY**  
of Fountain Inn, 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 **Forty-One Thousand One Hundred Eighty-Three**  
and 63/100 Dollars \$ 41,183.63 due and payable

in monthly installments of \$393.70 each commencing on the 1st day of January, 1973 and continuing on like day thereafter until paid in full; said payments to be applied first to interest; balance to principal, with interest thereon from date at the rate of 8% 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, in the Town of Fountain Inn, on the East side of Main Street, fronting on Main Street a total of 55.33 feet and running back a depth of 150 feet to an unnamed alley and fronting on said alley a total of 55.33 feet. Said lot being composed of two tracts which C. J. Jones, Jr. received in deeds which are recorded in the RMC Office for Greenville County in Deed Book 957 at Page 506 and Deed Book 943 at Page 13. This being the same tract upon which is now located the northernmost section of T. E. Jones & Sons, Inc. furniture store.

ALSO:

ALL that piece, parcel or lot of land with all improvements thereon located in the County of Greenville, State of South Carolina, in the Town of Fountain Inn, on the West side of North Main Street, fronting on said Main Street 120 feet and having a width of 120 feet throughout its entire depth, the depth measuring from said Main Street back to the Seaboard Coast Line Railroad right of way a distance of 435.6 feet, more or less.

THIS BEING the same lot of land conveyed to C. J. Jones, Jr. in two parcels and recorded in the RMC Office for Greenville County in Deed Book 419 at Page 172 and in Deed Book 744 at Page 317. The house which C. J. Jones, Jr. and family now occupy is located on the above described lot.

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.