

REGULATION NO. 22
COMPLIED WITH
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

12 13 PH '73

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1264 PAGE 505

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Herbert B. Jones, Jr., and Jean N. Jones,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Helen V. Schumpert,

(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

Seventy-
Five Thousand & No/100-----Dollars (\$ 75,000.00) due and payable
according to terms of note executed of even date.

with interest thereon from date at the rate of 7% 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, City of Greenville, between Rhett Street and Boggs Street and described according to a plat of Dalton & Neves Co., Engineers in June, 1972 and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point 125 feet southwest of the corner of Hammond Street and Rhett Street and running thence with the line of Harper Property 36-16 East 194.2 feet to an iron pin on Boggs Street; thence with Boggs Street, South 59-06 West 68 feet; thence continuing along Boggs Street South 80-40 West 126.2 feet to an iron pin; thence with Schumpert property, North 11-50 West 180.6 feet to an iron pin on Rhett Street; thence with said street, North 71-54 East 110 feet to the beginning corner.

This property is conveyed subject to all recorded restrictions, easements, and rights of way and to all easements and rights of way located on the property. Particular attention is called to the dotted right of way shown on the afore-mentioned plat.

This is a Purchase Money Mortgage.

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.