

MORTGAGE OF REAL ESTATE—Office of J. H. WELLS, Attorney at Law, Greenville, S. C.

BOOK 1270 PAGE 839

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAR 28 3 55 PM '73
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, DOROTHY C. JONES & LLOYD JONES,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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

Eight thousand five hundred and no/100----- Dollars (\$ 8,500.00) due and payable
in monthly installments of \$200.00 each, including interest and principal, to be applied
first to interest and the balance to principal, beginning on April 25, 1973, with a
like amount due on the same date of each month thereafter until entire amount is
paid in full.
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 Grove Township, on Highway #20, formerly Highway #29, and having the following metes and bounds:

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

Personally appeared before me Charles T. Kimbo who under his own oath states that he was present at the closing of the within transaction as loan officer, that the full consideration thereof is of his own knowledge the sum of \$8,500.00, and that he saw the statutory amount of South Carolina documentary stamps affixed to the note which this mortgage secures.

Given under my hand and seal this 13 day of March, 1973

Margaret H. Buckhites
Notary Public for South Carolina
My commission expires 7/24/79

Charles T. Kimbo
Charles T. Kimbo

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.