

FEB 28 11 56 AM '74

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DOHNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

Twenty thousand and no/100----- Dollars (\$ 20,000.00) due and payable
in monthly installments of \$311.73, first applied to interest and balance to
principal, the first of these being due on March 22, 1974 with a like amount
due on the 22nd of each calendar 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

All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the Piedmont Manufacturing Company Village, in or near the Town of Piedmont, Greenville County, South Carolina, and being more particularly described as Lot No. 140, Section 4, as shown on a plat entitled " Portion of Section No. 4, Piedmont Mfg. Co., Piedmont, S. C. " made by Dalton & Neves, September, 1952 , and recorded in the R. M. C. Office for Greenville County in Plat Book CC at Page 181 and fronts on the Main Street eighty (80) feet .

This conveyance having the same restrictions as set forth in deed from J. P. Stevens & Co., dated November 1, 1956, and this being the same conveyance as made to Lloyd C. Jones and Talmadge C. Cooper by deed dated October 2, 1967 and recorded in the Office of R. M. C. for Greenville County in Book 831, page 88.

Also: ALL that piece, parcel or tract of land with improvements thereon situate, lying and being on the Southern side of East Main Street in the Town of Piedmont and being shown on a plat thereof made by Dalton & Neves, Engrs., dated December 1962 as a tract containing 0.90 acres on plat entitled " Property of J. P. Stevens & Co., Inc. " recorded in Plat Book FFF at page 161 and being shown on the County Block Book at 616 . 2-1-7 and being the same property conveyed by J. P. Stevens & Co., Inc. to Lloyd G. Jones and Dorothy C. Jones as recorded in Deed Book 751, at page 437 , RMC Office for Greenville County.



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.

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