

MAR 4 9 24 AM '74

BOOK 1303 PAGE 235

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, I, S. M. Jones, Jr.

(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

Three thousand fifty-eight and 74/100----- Dollars (\$ 3,058.74) due and payable

in seventy-two monthly installments of \$53.63 each, the first being due and payable on April 15, 1974, these payments including principal and interest, to be first applied to interest and balance to principal, payments continuing monthly thereafter until entire amount of debt 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:

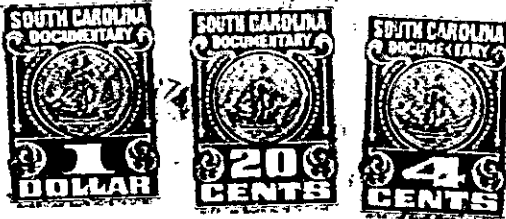
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville situated on the West side of U. S.

Highway No. 29 between Piedmont, S. C. and Pelzer, S. C. in Greenville County, recorded in Plat Book II, Page 180, having the following metes and bounds, to wit:

BEGINNING AT AN IRON pin on the West side of U. S. Highway # 29, joint front corner of Lots 2 and 3, and running thence with the line of Lot 2, S. 85-42W, 200 feet to an iron pin on the East side of a 30 foot unnamed street; thence along the East edge of said street, S. 23-30 E. 94.2 feet to an iron pin; thence with the line of Lot 4, N. 85-42 E. 177 feet to an iron pin on the West side of U. S. Highway No. 29; thence along the west edge of said highway, N. 4-18 W. 90 feet to the beginning corner.

This is a portion of the property conveyed by deed of Helen Jones Austin, Louise Jones Spearman and Aileen Jones to S.M. Jones, Jr. deed recorded in the Office of RMC for Greenville County in Vol. 531, page 143.



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.

RECORDED

4328-RV-2